# City of Denton

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

## Meeting Agenda

## Planning and Zoning Commission

**Wednesday, February 11, 2026** | **5:00 PM** | **Council Work Session Room & Council Chambers**

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

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

**REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION**

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

**Comments on Agenda Items:**

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

**Public Hearing Items:**

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

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Individuals may participate by using one of the following methods:

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

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

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

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

3. **eComment:**

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

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Work Session on Wednesday, February 11, 2026, at 5:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

**WORK SESSION**

**1. Citizen Comments on Consent Agenda Items**

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

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

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

**3. Work Session Reports**

**A.** PZ26-022 Receive a report and hold a discussion regarding the implementation of the Denton 2040 Comprehensive Plan (Julie Wyatt).

***Attachments:*** Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Action Progress Report
Exhibit 3 - Ongoing Actions Report

**B.** PZ26-024 Receive a report and hold a discussion regarding how various Denton Development Code regulations and procedures impact development projects.

***Attachments:*** Exhibit 1 - Agenda Information Sheet
Exhibit 2 - List of Common Abbreviations

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, February 11, 2026, at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items will be considered:

**1. PLEDGE OF ALLEGIANCE**

A. U.S. Flag
B. Texas Flag

"Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible."

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

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

***Attachments:*** January 14, 2026

**3. CONSENT AGENDA**

Staff recommends approval of the following items because they meet the requirements of the Denton Development Code. Approval of the Consent Agenda includes staff recommendations for approvals and authorizes staff to proceed. The Planning and Zoning Commission has reviewed the applications and has had an opportunity to raise questions regarding the items prior to consideration.

**A.** FP25-0028e Consider a request by Manhard Consulting on behalf of the property owner, Canna Capital, for a Final Plat of the Reserve at Brush Creek. The approximately 15.437-acre site is generally located on the north side of Brush Creek Road and approximately 392 feet east of US 377 in the City of Denton, Denton County, Texas. (FP25-0028e, Reserve at Brush Creek, Angie Manglaris)

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

**B.** FP25-0040 Consider a request by Kimley Horn, on behalf of the property owner, Marker Stone Realty Partners IV, LLC, for a Final Plat of Green Valley Way, Phase 1. The approximately 79.5-acre site is generally located on the east side of FM 2153 approximately 350 feet north of Somerset Lane in the City of Denton ETJ Division 1, Denton County, Texas. (FP25-0040, Green Valley Way Ph 1, Ashley Ekstedt)

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

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

**D.** FP25-0038a Consider a request by Double R. Devco, LLC and for a Final Plat of Hickory Grove Multifamily Addition. The 41.391-acre site is generally located just north of West University Drive (US 380) and approximately 2,800 feet west of Golden Hoof Drive, partially in the City of Denton's ETJ Division 1 and partially in the City of Denton, Denton County, Texas. (FP25-0038, Hickory Grove Multifamily Addition, Mia Hines).

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

## 4. ITEMS FOR INDIVIDUAL CONSIDERATION

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

***Attachments:*** Exhibit 1 - Agenda Information Sheet

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

***Attachments:*** Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Proposed Site Plan
Exhibit 5 - Proposed Landscape & Open Space Plan
Exhibit 6 - Proposed Conceptual Building Elevations
Exhibit 7 - RROD Exhibit C-1
Exhibit 8 - RROD Exhibit D-1
Exhibit 9 - LLC Members List

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

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

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

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

## 5. PUBLIC HEARINGS

This notice authorizes the Planning and Zoning Commission to recommend and City Council to approve a different zoning district which is equivalent to or more restrictive than that which is requested by the applicant, as the different district may not have a maximum structure height, floor area ratio, or density that is higher than the one requested or be nonresidential when the request is for a residential use or vice versa. The different zoning district must be deemed consistent with the Comprehensive Plan and the Future Land Use Plan.

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

***Attachments:*** Exhibit 1 - Agenda Information Sheet

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

***Attachments:*** Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Future Land Use Map
Exhibit 5 - Zoning Map
Exhibit 6 - Site Plan
Exhibit 7 - Notification Map
Exhibit 8 - Draft Ordinance

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

**A.** PZ26-021 Hold a discussion regarding the Planning and Zoning Project Matrix.

***Attachments:*** Matrix 2026

## 7. CONCLUDING ITEMS

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

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

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (https://tx-denton.civicplus.com/242/Public-Meetings-Agendas) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on February 5, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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OFFICE OF THE CITY SECRETARY

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

# City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 11, 2024

## SUBJECT

Receive a report and hold a discussion regarding the implementation of the Denton 2040 Comprehensive Plan.

## PURPOSE

The purpose of this work session is to provide the Planning and Zoning Commission an annual report related to the implementation of the Denton 2040 Comprehensive Plan. Throughout the adoption phase of the Plan update process, the Planning and Zoning Commission and City Council expressed interest in remaining informed related to implementation progress post Plan adoption.

## BACKGROUND

On March 22, 2022, City Council adopted an ordinance that approved an update to the City's Comprehensive Plan (Denton 2040 Comprehensive Plan). The Denton 2040 Comprehensive Plan includes 10 Elements comprised of contextual information and **Goals, Policies, and Actions** which are organized by topic and/or responsible department(s). The Goals, Policies, and Actions provide a roadmap to achieve the Community Vision, which is a statement of community values, aspirations, and description of an ideal future. They are depicted and defined below:



**GOAL PCE-3: Create a framework for advancing sustainability in a comprehensive manner for the future of Denton.**

**Policies and Actions**

**Green Building Design:**

5.9 Further the incorporation of green design standards for new construction and improvements to existing buildings and the public realm.

- 5.9.1 Explore green building standards for new residential and commercial construction, using Green Built™ Texas as a standard. Assign a staff person to oversee and streamline green building project design and commissioning to increase feasibility and reduce project cost.
- 5.9.2 In the absence of a Green Building Ordinance, encourage certification by Green Built™ Texas for construction of residential projects.
- 5.9.3 Promote the establishment of green building service businesses locally in Denton that are hired to further green build goals in the city.

**Goals**: Sets a general direction; an ideal future; long-range and comprehensive in nature; and used to describe a desired result or outcome

**Policies**: A specific statement that guides decision-makers; a commitment to a particular course of action; describe context and rationale of desired outcome, and are more specific than goals (line 5.9, left)

**Actions**: Actions or procedures that carry out a policy. Specific step to actually achieve the goals and policies (lines 5.9.1-5.9.3, left)

**The Denton 2040 Comprehensive Plan contains 546 Actions to achieve 34 Goals**.

The final chapter, Element 10 - *Implementation and Monitoring,* sets the framework to ensure that policies and actions are applied in future development decisions, to prioritize City projects, and monitor implementation progress over the course of the plan timeline. Specifically, Table 10.2 *Action Plan* synthesizes the 546 actions down to 253 key actions which are organized by Element/Chapter. Key actions are organized according to each Element of the Comprehensive Plan and are assigned to one of four timeframes, established to prioritize and organize the Denton 2040 Comprehensive Plan Actions into manageable and realistic groupings for implementation:

- Short-term: These are actions that should be addressed within three (3) years of Plan adoption, or end of 2025.
- Mid-term: These are actions that should be addressed within a range of 3-5 years from Plan adoption.
- Long-term: This includes actions designated to be carried out beyond five (5) or more years from adoption.
- Ongoing: These actions are currently being addressed or should be addressed on a continuing basis.

The Action Plan is not intended to be a definitive prescription, or a rigid formula, for what order the actions should be completed in or in precisely what time frame. Rather, it is suggested as a framework to guide decision-making and the allocation of resources and as a "task list" to ensure steady progress in implementing the Denton 2040 Comprehensive Plan.

## REPORTING CHANGES

Previous reports have focused solely on the key actions outlined in Table 10.2. This approach allowed relevant departments to report recent accomplishments or ongoing actions based upon their understanding of the synthesized key actions, which has thus far been a useful tool. However, recently, the City has launched a technological solution to monitor progress on a variety of plans and initiatives with an emphasis on accountability and transparency. This Strategic Plan Dashboard ( Strategic Plan Dashboard ) is available to the public 24 hours a day and provides user-friendly portal to obtain information on the City's accomplishments.

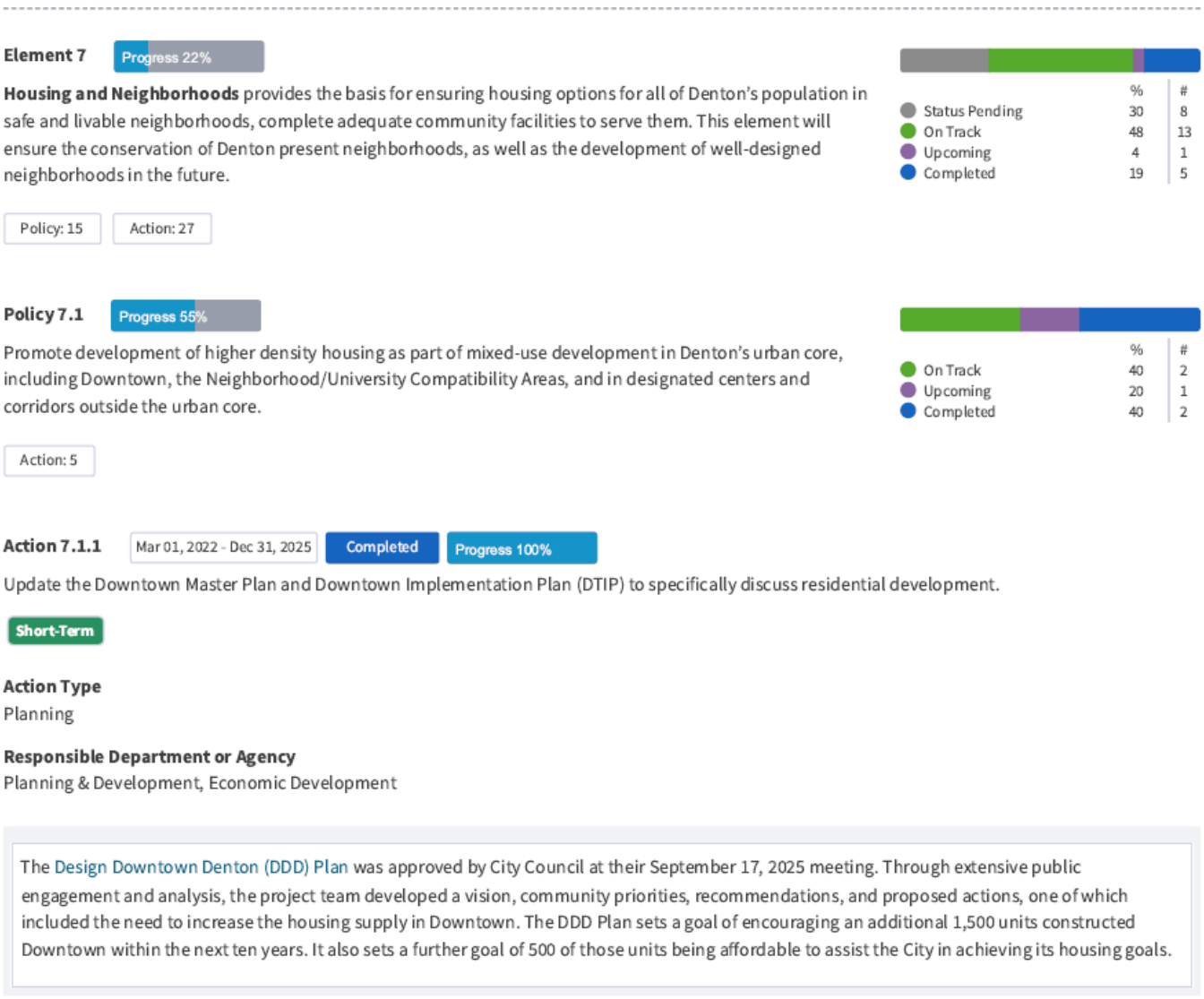
Over the last two years, Planning Staff, in coordination with the City's Chief Strategic Officer, added all Elements, Goals, Policies, and Actions outlined in the Denton 2040 Comprehensive Plan into the Strategic Plan Dashboard reporting system. Staff determined the 253 key actions were too broad for the new reporting system. Therefore, each key action was broken into its component Actions to be measured independently to monitor progress. It should be noted that for continuity, the specific Actions were compared to the associated key actions to assign prioritization (Short, Mid, Long, Ongoing) and appropriate responsible department. This resulted in 228 Short-, Mid-, and Long-term Actions and 318 Ongoing Actions which are the basis for this report.

## UPDATE SUMMARY

Since adoption of the Denton 2040 Comprehensive Plan, the City has made progress on 69 specific Actions, approximately 30% of the Plan's Short-, Mid-, and Long-term Actions. Accomplishments include Mobility Plan Amendments, updates to infill residential regulations, a corridor study for East University Drive, and the launch of the City's Air Quality Dashboard. Additionally, Staff regularly engages with the Ongoing Actions as part of day-to-day work tasks or policy directives. These include activities like promoting Denton's historic identity, enforcing adopted regulations and policies, and regular communication with TxDOT and other government entities.

The 2025 Comprehensive Plan update is attached as Exhibits 2 and 3. Exhibit 2, *Action Progress Report*, which outlines Short-, Mid-, and Long-term Actions with updates for items which are currently in progress or completed. Exhibit 3, *Ongoing Action Report*, includes details related to day-to-day activities performed by various City Departments.

The information is organized by Element, Policy, and Actions with updates, if available. Below is an example of the reporting format:




Moving forward, Planning staff will continue to work with the Chief Strategic Officer to refine the Denton 2040 Comprehensive Plan's reporting to ensure the information is focused and understandable, particularly for residents who are less familiar with local government. For most Actions, City Departments will provide updates once a year; however, some may be updated more frequently, depending on the activity and community needs.

**EXHIBITS**

1. Agenda Information Sheet
2. Action Progress Report
3. Ongoing Action Report

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Julie Wyatt, AICP
Principal Planner

# Denton 2040 Comprehensive Plan

Growing with a Unified Purpose

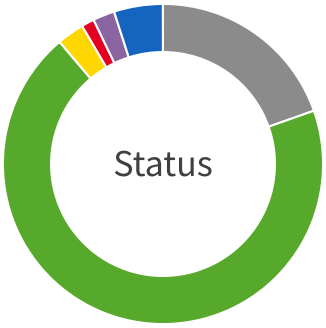
# Plan Progress Report

Reporting Period: April 1, 2025 through September 30, 2025

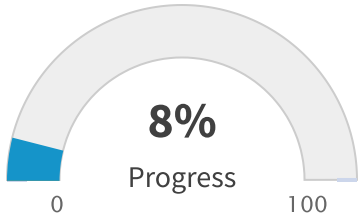
Report Created On: Feb 03, 2026

| 9 | 121 | 228 |
|---|---|---|
| Element | Policy | Action |

## Overall Summary




| | % |
|---|---|
| Status Pending | 20 |
| On Track | 69 |
| Some Disruption | 3 |
| Major Disruption | 1 |
| Upcoming | 2 |
| Completed | 5 |




## Executive Summary

This report presents a focused overview of strategic actions that advance the goals outlined in the Denton 2040 Comprehensive Plan. It highlights initiatives that reflect meaningful progress toward the community's long-term vision, while excluding over 300 actions identified as ongoing and considered part of standard municipal operations. By concentrating on discrete, forward-moving efforts, this summary provides a clear snapshot of the City's commitment to transformative growth, sustainability, and quality of life for all residents.

**Report Legend** **Priority** No Update Overdue

**Element 1**

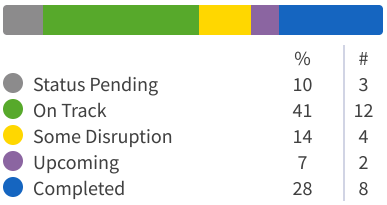
**Plan Framework** includes a summary of Denton's history and where the City is today. It then describes the purpose and process used to develop the Comprehensive Plan. This Element also includes the Community Vision Statement and an overview of the steps involved in analyzing the conditions that would drive the goals, policies and actions contained in the Comprehensive Plan.

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**Element 2** Progress 43%

**Land Use** includes goals and policies necessary to ensure that the City will direct growth according to sound principles and to ensure that the balance of land uses matches the City's needs for the future.

Policy: 18 | Action: 29



| | % | # |
|---|---|---|
| Status Pending | 10 | 3 |
| On Track | 41 | 12 |
| Some Disruption | 14 | 4 |
| Upcoming | 7 | 2 |
| Completed | 28 | 8 |

**Policy 2.1**

Maintain an updated Existing Land Use Map

**Policy 2.2**

Utilize the Preferred Growth Concept Map, the Preferred Land Preservation Plan and the Future Land Use Map to guide all development review applications within the plan horizon.

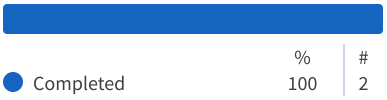
**Policy 2.3**

Provide expanded flexibility for mixed-use by implementing the mixed-use future land use designations that reflect the priorities of the Denton community and reflect current market conditions.

**Policy 2.4** Progress 100%

Use the Denton Mobility Plan and Capital Improvement Plan (CIP) to coordinate mobility and infrastructure planning to be consistent with the Land Use Element.

Action: 2



| | % | # |
|---|---|---|
| Completed | 100 | 2 |

**Action 2.4.1** Mar 01, 2022 - Dec 31, 2025 | Completed | Progress 100%

Use the Mobility Plan to reflect the development intensity and areas of new growth illustrated in the Land Use Element.

**Short-Term**

**Action Type**
Capital
Program

**Responsible Department or Agency**
Engineering, Planning & Development, Parks & Recreation, and Environmental Services

The 2022 Mobility Plan and Thoroughfare Plan Map were updated and adopted concurrent with the Denton 2040 Comprehensive Plan and reflect the desired growth patters established by the Future Land Use Map.

**Action 2.4.4** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Update the DDC to allow publicly owned and managed trails within riparian buffers and water-related areas.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development; Engineering; Parks and Recreation

Council approved a Code amendment to the Denton Development Code on March 23, 2022 to allow publicly owned trails within these Environmentally Sensitive Areas.

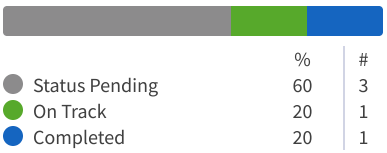
**Policy 2.5**

Improve coordination with other entities to implement the goals and policies of the Comprehensive Plan.

**Policy 2.6** Progress 36%

Promote mixed-use development, diversification, and intensification of Downtown Denton.

Action: 5




**Action 2.6.1** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Update the Downtown Master Plan and the Downtown Implementation Plan.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development and Economic Development

The Design Downtown Denton Area Plan kicked off in Summer of 2023. Through extensive public engagement and analysis, the project team developed a vision, community priorities, recommendations, and proposed actions. The plan includes recommendations for improved mobility, infill development, and additional housing. It was approved at the September 17, 2025, City Council meeting.

**Action 2.6.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Create regulatory incentives, such as density bonuses, to expand housing in and adjacent to Downtown though adaptive re-use, utilization of upper stories, and infill development.

**Mid-Term**

**Action Type**
Partnership

**Responsible Department or Agency**
Community Development and Planning & Development

**Action 2.6.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Refocus the Tax Increment Reinvestment Zone (TIRZ) in the Downtown area so that it incorporates the new strategies in the 2020 Economic Development Strategic Plan.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development and Economic Development

**Action 2.6.4** Mar 01, 2022 - Dec 31, 2025 On Track Progress 80%

Consider creation of a Parking Management Authority to address the parking challenges in Downtown Denton.

**Short-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

The Downtown Parking Study has been completed, and Transportation Services is currently awaiting the Final Recommendations from the Citywide Parking Study. Once the outcomes of the Citywide Parking Study are reviewed, Transportation Services will be able to make recommendations regarding parking management authority or other necessary steps.

**Action 2.6.5** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Create development standards for urban design, streetscape, scale, and architectural character applicable to the Downtown based on the updated Downtown Master Plan and DTIP, the guidance of the general urban design principles and policies of the Community Character and Urban Design Element, and the proposed citywide Urban Design Plan.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

**Policy 2.7** Progress 42%

Encourage collaborative planning for development and redevelopment surrounding UNT, TWU, and other major institutions.




Action: 3

**Action 2.7.1** Jan 01, 2026 - Dec 31, 2027 On Track Progress 85%

Create more Neighborhood/University Compatibility Area Area Plans with UNT and TWU, and coordinate them with the updated Downtown Master Plan and Downtown Implementation Plan.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development and Economic Development

A Resolution (19-013) accepting the vision, goals, recommendations, and implementation strategies proposed with the Oak Gateway Area Plan was approved by City Council on January 15, 2019. The plan envisioned the following for the three subareas:

- A stable, walkable neighborhood that preserved the historic character while providing opportunities for revitalization.
- Housing that is affordable for low- to moderate-income families and students with livable neighborhoods that include improved community services, multi-modal infrastructure, and quality green spaces.
- An area that preserves and revitalizes the mixed-use neighborhood for families and students that preserves and builds upon the existing housing options, green spaces, tree canopy, and public infrastructure.

The Design Downton Denton Plan was adopted on September 17, 2024. The plan includes strategies to improve connectivity to UNT and TWU with public realm improvements and infill development and through a common Downtown brand.

**Action 2.7.2** Jan 01, 2026 - Dec 31, 2027 On Track Progress 40%

Establish and update agreements for joint city – university planning, partnership, and collaboration within the Neighborhood/University Compatibility Areas, focusing on issues such as:

- Creation of redevelopment target areas surrounding blighted properties
- Regulation of on-street and off-street parking
- Pedestrian and bicycle facility improvement
- Hazard mitigation
- Housing
- Wayfinding
- Preservation of historic structures and features
- Green Infrastructure

**Mid-Term**

**Action Type**
Partnership

**Responsible Department or Agency**
Planning & Development and Economic Development

As an ongoing action, City staff works collaboratively with UNT and TWU to ensure public infrastructure and area planning efforts address localized needs, identify opportunities for advancement, and further the community's goals.

**Action 2.7.3** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

Create development standards for urban design, streetscape, scale, green infrastructure, and architectural character applicable for the Neighborhood/ University Compatibility Area future land use designation based on the proposed Neighborhood/ University Compatibility Area Area Plan, the guidance of the general urban design principles and policies of the Community Character and Urban Design Element, and the proposed citywide Urban Design Plan.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development and Economic Development

This action item has been added to the Planning Department's 2026 Initiatives as part of an overall Urban Design Plan. It is anticipated to begin in the 3rd Quarter of the year.

**Policy 2.8** Progress 17%

Create incentives and regulatory tools to promote new development or redevelopment of key centers and corridors.




Action: 3

**Action 2.8.1** Jan 01, 2026 - Dec 31, 2027 On Track Progress 25%

Prioritize and create Area Plans for centers and corridors, consistent with the Focus Areas Concept.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development and Economic Development

In 2022, City Council considered a list of areas identified in the Focus Areas Concept and prioritized Loop 288 and Sherman Drive, Southeast Denton, and Downtown as priorities for area planning efforts. With the adoption of the Southeast Denton Area Plan and Design Downtown Denton, staff will continue to explore opportunities for additional area planning efforts, including future discussions with City Council for re-prioritization.

Additionally, Planning staff conducted a study of a portion of East University Drive which included a segment located near Lakeview Boulevard and North Trinity Road. The study resulted in a Future Land Use Map amendment to align the designation with the appropriate and desired future land uses.

**Action 2.8.2** Jan 01, 2028 - Dec 31, 2035 Upcoming

Establish Overlay Districts as a result of Area Plans that apply revised development standards tailored to specific centers and corridors.

**Long-Term**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

**Action 2.8.4** Mar 01, 2022 - Dec 31, 2025 On Track Progress 25%

Establish Area Plans and Overlay Districts for employment focus areas to support industry clusters such as high-tech parks and rail/freight focused developments and minimize impacts to nearby residential land uses.

**Short-Term**

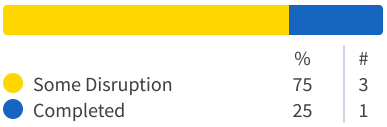
**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

Economic Development staff regularly work with businesses and developers to identify sites for businesses that are complimentary to the business and support industry clusters. Using area plans and other City plans, Staff work to recruit suitable businesses for each focus area.

**Policy 2.9** Progress 46%

Promote the stability and livability of established neighborhoods through the creation of guidelines and standards for compatible infill and the removal of impediments to redevelopment.




Action: 4

**Action 2.9.1** Mar 01, 2022 - Dec 31, 2025 Some Disruption Progress 25%

Conduct an inventory to identify areas of the city with infill potential within established neighborhoods.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

As part of the Planning Division's 2025/2026 Initiatives, staff is analyzing existing neighborhoods to find infill opportunities. This includes a study of existing zoning, vacant parcels, infrastructure, services, and capacity.

**Action 2.9.2** Mar 01, 2022 - Dec 31, 2025 Some Disruption Progress 25%

Establish criteria to identify the characteristics of compatible infill development, which would include guidelines to prevent impacts and encroachments of incompatible uses, development scales and intensities.

Short-Term

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Planning & Development and Environmental Services

As part of the Planning Division's 2025/2026 Initiatives, staff is identifying characteristics of appropriate infill development and assessing areas where a variety of uses, scale, and intensity may be compatible and beneficial

**Action 2.9.3** Mar 01, 2022 - Dec 31, 2025 Some Disruption Progress 35%

Identify and remove regulatory impediments to compatible infill and redevelopment. Consider zoning overlays, form-based codes, hybrid codes, and other code solutions to support compatible redevelopment and infill.

Short-Term

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Planning & Development and Environmental Services

Overall, staff is analyzing current policies and how they impact infill development, including identifying the potential barriers to infill development particularly related to residential uses. Staff is also reviewing benchmark city regulations/outcomes, and industry best practices.

More specifically, the Planning and Zoning Commission (P&Z) recommended approval of updates to the City's Accessory Dwelling Unit (ADU) and Townhome regulations to remove some regulatory barriers, particularly for infill. The proposed changes, including building scale, parking, setbacks, permitted primary use, lot size, and open space are scheduled for consideration by the City Council in January 2026.

**Action 2.9.4** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Enact standards in the Denton Development Code to ensure proper transitions and buffers between conflicting land use, scale, and intensities.

Short-Term

Denton Development Code 7.7.6 outlines the minimum buffer widths and elements required between conflicting land uses.

**Policy 2.10** Progress 50%

Promote the stability, quality, and functionality of commercial and employment areas through improved development standards and by addressing obsolescence.




Action: 2

**Action 2.10.1** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Create and maintain an inventory of underutilized and abandoned "big box" retail structures as potential adaptive reuse, infill, and redevelopment sites to be developed to fill gaps in commercial and employment areas.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

An inventory of underutilized retail properties has been created. The list is filtered by factors such as the size and age of buildings to determine those properties most likely to be redeveloped.

**Action 2.10.2** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

Create and apply design and development standards to improve development quality and functionality of commercial and employment areas.

**Mid-Term**

The Planning Department's 2026 Initiatives include an overall Urban Design Plan which will include standards for commercial and employment uses. It is anticipated to begin in the 3rd Quarter of the year.

**Policy 2.11** Progress 100%

Promote development of Master Planned Communities (MPCs) and Planned Developments that are consistent with the long-term vision of the Preferred Land Preservation Plan and FLUM.




Action: 2

**Action 2.11.1** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Establish a process to facilitate revisions to the land use mix and design of approved MPCs including:

- Design that furthers the goals and policies of the Comprehensive Plan and the Preferred Growth Concept and the Preferred Land Preservation Plan
- A mix of housing types to reflect changing demographics and housing preferences
- Appropriate siting of schools, civic buildings, and community amenities
- Adjacency to existing transportation infrastructure systems
- Conservation development where appropriate
- Incorporation of compact, mixed-use, and walkable development patterns
- The integration of area-wide trails, greenways, and green infrastructure elements
- Developable acreage that is in balance of overall development of the city

**Short-Term**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Planning & Development and Environmental Services

Multiple Departments participate in bi-weekly meetings with Hunter Ranch and Cole Ranch Master Planned Community representatives discussing all aspects of development. Additionally, infrastructure coordination meetings are held bi-weekly with various internal City Departments to ensure all roadway and utility projects that affect the MPCs are coordinated.

**Action 2.11.2** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Consider adoption of an Adequate Public Facilities Ordinance to complement existing tools for growth management. This would enable the timing of development approvals to encourage development in areas contiguous with the city's current footprint and priority development areas consistent with the Preferred Growth Concept.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Water, Wastewater, and Engineering and Planning & Development

The annexation procedure outlined in Denton Development Code Subsection 2.7.5 is intended to outline the steps necessary to manage the growth of the City's land area. As part of the criteria for approval, the request is analyzed to determine the immediate needs and consideration of long-term effects, including consistency with the Comprehensive Plan and ensuring appropriate management of areas which may impact traffic, drainage, utilities, or safety and heath.

**Policy 2.12** Progress 0%

Expand the city limits through annexations at a rate consistent with the city's growth rate and the demand for additional land, based on fiscal impact, the feasibility and cost-effectiveness of the provision of city infrastructure and services.




Action: 1

**Action 2.12.1** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Revise annexation policies to reflect the sufficiency of undeveloped land within the present city limit, the need for a contiguous development pattern at the edge, and an assessment of the feasibility and cost-effectiveness of the provision of city infrastructure and services in various portions of the ETJ.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Economic Development, Water, Wastewater, and DME

This action item will be addressed as part of a future Department Initiative.

**Policy 2.13** Progress 0%

Ensure proper and orderly development of both surface uses and mineral interests within the City's boundaries and extra-territorial jurisdiction under current conditions.




Action: 1

**Action 2.13.2** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Prepare an Energy Exploration Master Plan to establish a long-term vision for energy exploration in Denton that guides siting, permitting, maintenance, inspections, reporting, and transitioning.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Environmental Services and Sustainability, Planning & Development, and Legal

This action item will be addressed as part of a future Department Initiative.

**Policy 2.14** Progress 0%

Protect rural character and scenic open space at the city's Edge to promote the achievement of the Preferred Growth Concept, Preferred Land Preservation Plan, and the FLUM.




Action: 1

**Action 2.14.2** Jan 01, 2028 - Dec 31, 2035 Upcoming

Expand the network of protected rural open space including floodplains and stream corridors through open space in conservation easements and through land dedications, voluntary conservation easements, land trusts, and parks. Develop procedures for transfers of ownership and responsibilities for management of protected open space.

Long-Term

**Action Type**
Planning
Program

**Responsible Department or Agency**
Planning & Development and, Parks & Recreation

**Policy 2.15**

Support continued intergovernmental coordination to address common issues of growth management and resource conservation and provision of public facilities and services.

**Policy 2.16** Progress 100%

Support designated future land uses within the Extraterritorial Jurisdiction (ETJ) to control the extent and character of development in the city's periphery.




Action: 1

**Action 2.16.3** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Update the interim MUD policy criteria to encourage consistency with land use criteria, adopted plans, and adopted infrastructure standards and require review of any MUDs in the development review process.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

In October 2022, the City Council approved an updated Municipal Utility District policy. The interim policy, adopted in 2020, had proven to be challenging to implement as it did not sufficiently provide guidance for developments located in extra territorial jurisdictions 1 and 2.

**Policy 2.17** Progress 25%

Continue to facilitate and support desired forms of development and improved standards for urban design and placemaking that are consistent with the Preferred Growth Scenario, Preferred Land Preservation Plan, and FLUM.




Action: 2

**Action 2.17.1** Jan 01, 2026 - Dec 31, 2027 On Track Progress 50%

Create and apply additional Area Plans to address challenges and enhance unique character areas.

Mid-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development and Economic Development

In 2022, City Council considered a list of areas identified in the Focus Areas Concept and prioritized Loop 288 and Sherman Drive, Southeast Denton, and Downtown as priorities for area planning efforts. With the adoption of the Southeast Denton Area Plan and Design Downtown Denton, staff will continue to explore opportunities as an ongoing action for additional area planning efforts, including future discussions with City Council for re-prioritization.

**Action 2.17.2** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

Streamline the approval process for developments demonstrated to be consistent with the Preferred Growth Concept, Preferred Land Preservation Plan and FLUM.

**Mid-Term**

**Action Type**
Planning

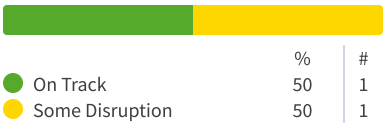
**Responsible Department or Agency**
Planning & Development

This is an ongoing action whereby Project Facilitation staff coordinates with developers and development review staff to ensure expeditious reviews and approvals for new development projects which meet all policy and regulatory documents.

**Policy 2.18** Progress 25%

Set a high standard of quality in the design of the public realm to enhance appearance and functionality.

Action: 2




**Action 2.18.1** Mar 01, 2022 - Dec 31, 2025 Some Disruption Progress 50%

Enhance design standards pertaining to aesthetics and complete streets for future construction of public rights-of-way and thoroughfares.

**Short-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation and Planning & Development

Planning staff will continue to coordinate with Transportation to provide appropriate aesthetic design standards as part of their Complete Streets initiatives

**Action 2.18.3** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Establish public realm design guidelines for buildings, streets, and public spaces that will achieve an aesthetically-pleasing interface between the public and private realm.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

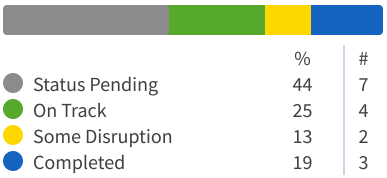
This action item has been added to the Planning Department's 2026 Initiatives as part of an overall Urban Design Plan. It is anticipated to begin in the 3rd Quarter of the year.

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**Element 3** Progress 34%

**Fiscal and Economic Vitality** contains goals and policies related to the economic strength of the city and principles for growing in a fiscally healthy manner.

Policy: 15 Action: 16




**Policy 3.1** Progress 40%

Use the Future Land Use Map (FLUM), the 2020 Economic Development Strategic Plan, and the 2021 Affordable Housing Needs Market Value Analysis to ensure adequate development areas exist to support a self-sustaining economy with a diversity of live/work/play development opportunities.

Action: 3




**Action 3.1.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Incentivize the development or redevelopment of mixed-use projects that provide flexible space for commercial, office, and residential use.

Mid-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development and Economic Development

**Action 3.1.4** Mar 01, 2022 - Dec 31, 2025 Some Disruption Progress 20%

Evaluate the need for additional development code standards that encourage infill and redevelopment, and remove growth impediments in the area of Denton that is incorporated.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development and Economic Development

As part of the Planning Division's 2025/2026 Initiatives, Planning staff is analyzing existing regulations and evaluating industry best practices in order to understand possible Denton Development Code updates to encourage infill and redevelopment.

**Action 3.1.5** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Complete and implement the fiscal impact tool in development reviews and land use decisions.

Short-Term

In 2022 Planning Staff created a Fiscal Impact Analysis tool and presented it to the Planning and Zoning Commission and City Council. For projects submitted after January 1, 2023 Planning staff will be including a Fiscal Impact Analysis report for all applicable applications that go to the P&Z and City Council.

**Policy 3.2**

Ensure the development of new workplaces that are close to and complement surrounding residential, civic, and recreational land uses.

**Policy 3.3**

Ensure consistency between the City's existing regulations and policies and the 2020 Economic Development Strategic Plan for identifying and recruiting target industries.

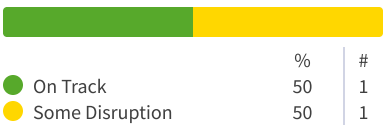
**Policy 3.4**

Improve the workforce opportunities for the resident labor force and local university graduates.

**Policy 3.5** Progress 75%

Create a citywide branding and placemaking strategy that is consistent with the design standards of approved documents.

Action: 2



**Action 3.5.4** Mar 01, 2022 - Dec 31, 2025 On Track Progress 75%

Implement the pedestrian and bicycle linkage component of the Denton Mobility Plan to increase access and visitation to recreation, retail, and entertainment districts.

Short-Term

**Action Type**
Planning
Program

**Responsible Department or Agency**
Transportation, Engineering, Planning & Development, and Parks & Recreation

1. Transportation Services has developed the Bicycle and Pedestrian Prioritization Criteria and is working towards creating a prioritized list of projects. This process was paused for several months due to the departure of the employee responsible for this task from the City of Denton. The position of Senior Bicycle and Pedestrian Planner has recently been filled, with the new hire set to join on October 27. The prioritization process for bicycle and pedestrian projects will resume in November 2025, with an expected completion date of March 2026.

2. Transportation Services is developing the Active Transportation Component of the mobility plan. This component will focus not only on bicycles, but also on pedestrians and other micromobility modes, as part of the overall Mobility Plan. For this purpose, Transportation Services has applied for $1.0 million in funding via USDOT's 2025 Safe Streets and Roads for All Grant, with a 95% confidence level for the award. The project funding will help the city update its 2022 Mobility Plan, enhance the Active Transportation Component, and revise the ADA Transition Plan. The funding award announcements are expected in November 2025.

**Action 3.5.5** Mar 01, 2022 - Dec 31, 2025 Some Disruption Progress 75%

Develop and implement a strategy to centralize and coordinate, but not standardize, communication and marketing efforts among all City departments and entities.

Short-Term

**Action Type**
Program

**Responsible Department or Agency**
Marketing and Communications

**Accomplishments:**
Sub-brand concepts have been received from CivicBrand. Meetings are being scheduled with city leadership and department heads associated with the created sub-brands to gather their feedback. Ongoing collaboration with CivicBrand continues to support the development of a centralized brand, brand architecture, and brand guidelines to unify organizational marketing efforts.

**Roadblocks:**

Implementation of the centralized brand and the centralization of departmental marketing budgets are currently paused, pending further direction from city leadership as determined during the ongoing budget process. Both initiatives are experiencing delays due to these circumstances.

**Next Steps:**

Await further guidance from city leadership regarding approval to proceed with the centralized brand implementation and potential budget centralization. Continue preparatory work as appropriate to ensure readiness for implementation once approval is granted.

**Policy 3.6**

Work with organizations to design, promote, and advertise events for Downtown.

**Policy 3.7**

Maintain a balance of revenue sources that supports desired levels of service, while remaining inviting to development.

**Policy 3.8** Progress 0%

Integrate land use and infrastructure investment decisions to maximize utilization of existing infrastructure.




Action: 1

**Action 3.8.1** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Explore adequate public facilities and green infrastructure requirements in coordination with land use policies and open space conservation.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Water, Wastewater, Engineering, Planning & Development

This action item will be addressed as part of a future Department Initiative.

**Policy 3.9** Progress 0%

Update the Capital Improvement Plan (CIP) annually to prioritize the implementation of the Comprehensive Plan.




Action: 1

**Action 3.9.7** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Explore the feasibility of conducting a robust community outreach and engagement program to promote establishing or increasing impact fees for needed public services and infrastructure, including roads, public safety enhancements, parks and recreation facilities, and libraries.

Mid-Term

**Action Type**
Regulation

**Responsible Department or Agency**
All Departments

**Policy 3.10** Progress 50%

Utilize fiscal tools that incentivize development while offsetting its cost to the community.

Action: 2




**Action 3.10.1** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Establish procedures for conducting fiscal and economic impact analyses to evaluate the potential short and long-term impacts of future annexations, zoning decisions, and other land use decisions.

Short-Term

**Action Type**
Program

**Responsible Department or Agency**
Planning & Development, Economic Development

In 2022 Planning Staff created a Fiscal Impact Analysis tool and presented it to the Planning and Zoning Commission and City Council. For projects submitted after January 1, 2023 Planning staff will be including a Fiscal Impact Analysis report for all applicable applications that go to the P&Z and City Council.

**Action 3.10.3** Jan 01, 2026 - Dec 31, 2035 Status Pending Progress 0%

Use the benefits of economic incentives to direct continued investments at the Denton Enterprise Airport and surrounding industrial district.

Long-Term Mid-Term

**Action Type**
Planning

**Responsible Department or Agency**
Economic Development and Airport

**Policy 3.11**

Review and adopt land use regulations to support infill development and redevelopment efforts in the developed core.

**Policy 3.12** Progress 50%

Encourage more dense development to increase market feasibility and create vibrancy.

Action: 2



**Action 3.12.2** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Work with developers to increase the stock of owner-occupied smaller residential units.

Short-Term

**Action Type**
Program
Regulation

**Responsible Department or Agency**
Economic Development, Planning & Development

On October 15, 2024, City Council voted unanimously in favor of amending the Denton Development Code to include Section 2.12 - Affordability Incentives Program (DCA-0010a). The ordinance updates the Denton Development Code (DDC) to include nine development incentives for residential projects that commit to providing affordable housing. These incentives offer flexibility in exchange for including affordable units in the development. The amendment became effective October 29, 2024. Developers interested in accessing these incentives can learn more on the City's website.

**Action 3.12.4** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

Use existing and new public facilities such as parks, schools, and libraries as neighborhood anchors and activity centers.

Mid-Term

**Action Type**
Partnership
Planning

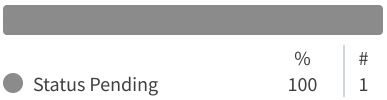
**Responsible Department or Agency**
Community Development, Planning & Development, Transportation, Engineering, Parks & Recreation

This is an ongoing action whereby Planning staff coordinates with developers, Parks and Recreation staff, and other relevant staff as part of the review and analysis of any new development project.

**Policy 3.13** Progress 0%

Improve partnerships and collaboration with other governmental entities to implement the goals of the Comprehensive Plan.

Action: 1



**Action 3.13.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Require that plans for new park facilities are coordinated with planning for other government facilities, and vice versa. Identify opportunities for clustering multiple public facilities together with parks and recreation facilities, including libraries, fire stations, and school sites.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Parks & Recreation, Planning & Development

**Policy 3.14** Progress 70%

Work with developers to share the cost of necessary public service investments.




Action: 1

**Action 3.14.1** Mar 01, 2022 - Dec 31, 2025 On Track Progress 70%

Establish multi-modal requirements for all new development to increase the share of pedestrian, bicycle, and transit infrastructure over personal automobile infrastructure.

**Short-Term**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Transportation, Engineering, Planning & Development

1. This task is related to the update of the Mobility Plan, for which the Transportation Services has applied for funding from the U.S. Department of Transportation (USDOT) as part of the 2025 Safe Streets and Roads for All grant. An announcement regarding the funding is expected in November 2025. The project will commence as soon as the grant agreement is executed between the City of Denton and the USDOT.

2. In parallel, the Transportation Services staff is meeting with the Denton County Transportation Authority (DCTA) to discuss the multimodal requirements and the current public transportation needs of the City of Denton. City staff is also actively participating in the DCTA's strategic planning process.

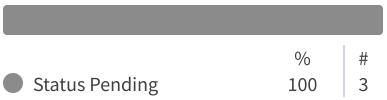
3. Transportation Services staff have applied for over $7.0 million in funding for multimodal improvement projects in the City of Denton as part of the DCTA's Transportation Reinvestment Program (TRiP 2024 and TRiP 2025). The funds have been awarded by the DCTA for both TRiP 2024 and TRiP 2025, and the staff are currently working on implementing these multimodal enhancements.

4. The Transportation Services Staff is preparing another USDOT funding application for a standalone Transit 2.0 Study. This study will inform the Mobility Plan update regarding the land use and transportation policies necessary to accommodate significant demographic changes, as outlined in NCTCOG's Regional Transportation Plan update and the Regional Transit 2.0 Framework. If the process goes smoothly, we anticipate launching this study in mid-2026.

**Policy 3.15** Progress 0%

Establish dedicated revenues to fund necessary expansions of capital infrastructure to accommodate growth.

Action: 3



| | % | # |
|---|---|---|
| Status Pending | 100 | 3 |

**Action 3.15.1** Mar 01, 2022 - Dec 31, 2025 Status Pending Progress 0%

Complete and implement a Stormwater impact fee.

Short-Term

**Action Type**
Planning

**Action 3.15.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Explore the feasibility of establishing additional or more comprehensive impact fees for necessary public services including public safety, parks and recreation, libraries, and general government.

Mid-Term

**Action Type**
Regulation

**Responsible Department or Agency**
All Departments

**Action 3.15.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Analyze the performance of impact fees, and if necessary, revise the impact feeds to ensure that they are designed to incentivize compact growth and disincentivize sprawl.

Mid-Term

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**Element 4** Progress 24%

**Community Character and Urban Design** includes goals and policies for maintaining the unique character of Denton and building upon its distinguishing characteristics. This element includes policies for placemaking, arts and culture, and historic preservation.

Policy: 17 Action: 42



| | % | # |
|---|---|---|
| Status Pending | 40 | 17 |
| On Track | 21 | 9 |
| Some Disruption | 12 | 5 |
| Major Disruption | 5 | 2 |
| Upcoming | 5 | 2 |
| Completed | 17 | 7 |

**Policy 4.1** Progress 0%

Expand Denton's evaluation of historic landmarks, districts, neighborhoods, and cultural resources by utilizing the 2019 Historic Preservation Plan.

Action: 2



| | % | # |
|---|---|---|
| Status Pending | 100 | 2 |

**Action 4.1.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Identify and recommend areas within the city limits that qualify for historic districts based on distinctive character, and intact scale and architectural character. Historic districts will receive appropriate zoning classification to enforce and ensure preservation of structures within the district.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

**Action 4.1.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Identify and recommend areas within the city limits that qualify for conservation district designation to protect distinctive character and the area's scale and architectural character.

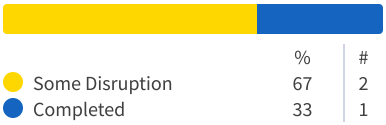
**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

**Policy 4.2** Progress 83%

Identify the unique areas, including gathering and green open space areas, within the city that highlight Denton’s sense of place and urban vitality.




Action: 3

**Action 4.2.1** Mar 01, 2022 - Dec 31, 2025 Some Disruption Progress 75%

Partner and collaborate with the community and stakeholders to prepare a Citywide Branding and Placemaking Strategy that identifies gateways and branding stations and links together existing character areas and provides neighborhood recognition through a wayfinding program by using a combination of environmental graphics, print materials, and web-based information. Coordinate with mobility planning so that motorists, bicyclists, pedestrians, and transit users can easily locate destinations throughout Denton.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Marketing and Communications, Transportation, Planning & Develpment

**Accomplishments:**

Sub-brand concepts have been received from CivicBrand. Meetings are being scheduled with city leadership and department heads associated with the created sub-brands to gather their feedback. Ongoing collaboration with CivicBrand continues to support the development of a centralized brand, brand architecture, and brand guidelines to unify organizational marketing efforts.

**Roadblocks:**

Implementation of the centralized brand is currently paused, pending further direction from city leadership as determined during the ongoing budget process. Feedback from city leadership and impacted department heads on the newly created sub-brands is also pending.

**Next Steps:**

Await guidance from city leadership regarding approval to proceed with centralized brand implementation and potential budget centralization. Continue preparatory work to ensure readiness for implementation once approval is granted. Upon approval, prioritize no-to-low cost implementations of the new brand, focusing on digital assets and existing assets scheduled for natural replacement. Implementation of the new brand on new (physical, not digital) wayfinding signage will require additional approval and guidance from city leadership.

**Action 4.2.7** Mar 01, 2022 - Dec 31, 2025 Some Disruption Progress 75%

Establish standards for branding stations as part of *Citywide Branding and Placemaking Strategy* and coordinate with overall marketing strategy administered by the Public Information Office of Denton.

Short-Term

**Accomplishments:**
Sub-brand concepts have been received from CivicBrand. Meetings are being scheduled with city leadership and department heads associated with the created sub-brands to gather their feedback. Ongoing collaboration with CivicBrand continues to support the development of a centralized brand, brand architecture, and brand guidelines to unify organizational marketing efforts.

**Roadblocks:**
Implementation of the centralized brand remains paused, pending further direction from city leadership as part of the ongoing budget process. Additional clarification is needed regarding the definition and scope of a 'branding station.'

**Next Steps:**
Await guidance from city leadership regarding approval for centralized brand implementation. Continue preparatory work to ensure readiness for implementation upon approval. Seek further clarification on the definition of a 'branding station.'

**Action 4.2.8** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Create a web-based mechanism for community members to present new ideas for celebrating Denton's sense of place or developing new community-driven projects by providing a streamlined and transparent crowdsourcing process to propose projects to the City.

Short-Term

**Action Type**
Program

**Responsible Department or Agency**
Marketing and Communications

Marketing and Communications is prepared for the transition from Bang the Table to Zencity, scheduled for January 1, 2026. All active engagement projects have been successfully migrated to the Zencity platform. Leading up to the transition, the team will collaborate with internal stakeholders to establish new user accounts on Zencity and coordinate in-person training with Zencity staff on January 14.

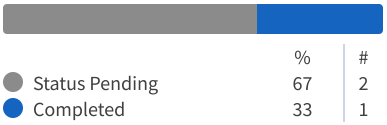
Current Discuss Denton subscribers will be notified about the platform change and provided with clear instructions for setting up new user accounts. While notification subscriptions will automatically transfer, users will need to create new accounts to participate in activities such as asking questions and taking surveys. Residents will be informed in advance through social media, Nextdoor, and the city newsletter.

On January 1, www.cityofdenton.com/discussdenton will redirect users to the new platform, and a prominent access button will be added to the city's website homepage to ensure a seamless user experience.

This update is being marked as 100% complete, as the migration will be finalized by the official deadline of December 31, 2025.

**Policy 4.3** Progress 33%

Actively preserve and maintain Denton's existing and future identified historic resources in conformance with the goals and policies in the 2019 Historic Preservation Plan.



| | % | # |
|---|---|---|
| Status Pending | 67 | 2 |
| Completed | 33 | 1 |

Action: 3

**Action 4.3.1** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Implement recommendations for historic landmark, historic district, and conservation districts per updated historic resources survey to ensure consistent protection.

Mid-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

**Action 4.3.3** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Update the Downtown Master Plan and the Downtown Implementation Plan to incorporate historic resource preservation within the Downtown area and ensure that the character, aesthetic, and scale of Downtown are maintained.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Economic Development

The Design Downtown Denton (DDD) Plan was approved by City Council at their September 17, 2025 meeting. Through extensive public engagement and analysis, the project team developed a vision, community priorities, recommendations, and proposed actions, many of which include the preservation of Downtown's historic character, scale, and aesthetic. In the DDD Plan there are four recommendations correlated to historic preservation in Downtown. They are:

- Recommendation 2A: Quakertown Park Master Plan
- Recommendation 2F: Improvements to the County's Historic Park
- Recommendation 3C: Strengthen Historic Preservation Opportunities
- Recommendation 3D: Public Realm Design Guidelines and Zoning

For more information on DDD recommendations, please visit the dashboard.

**Action 4.3.5** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Coordinate preservation regulations to be consistent with expansion plans for local educational institutions.

Mid-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Economic Development

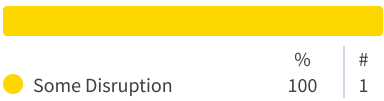
**Policy 4.4**

Provide local financial incentives for historic preservation in Denton.

**Policy 4.5** Progress 0%

Ensure proper and sustained maintenance of Denton's historic resources, neighborhoods, and community centers.

Action: 1



**Action 4.5.2** Mar 01, 2022 - Dec 31, 2025 Some Disruption Progress 0%

Establish a volunteer program through City Council action to support the maintenance of areas having historical or cultural significance.

Short-Term

**Action Type**
Program

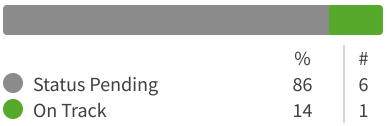
**Responsible Department or Agency**
Development Services, Community Services

This initiative is not active and will be placed on hold until the appropriate staff member(s) are assigned with adequate resources to complete.

**Policy 4.6** Progress 3%

Promote a sense of urban vitality throughout Denton by providing opportunities for public art.

Action: 7




**Action 4.6.1** Jan 01, 2026 - Dec 31, 2027 On Track Progress 20%

Encourage the use of public art to highlight neighborhood identity in Denton's existing and future neighborhoods through a Public Art Master Plan for Denton and include public arts as a component of all Area Plans.

Mid-Term

**Action Type**
Planning

**Responsible Department or Agency**
Parks & Recreation, Planning & Development

Both Southeast Denton Area Plan (SEDAP) and Design Downtown Denton (DDD) include recommendations to promote public art:

- **SEDAP - Action 2.2.3:** Activate the new Southeast Denton Cultural District through various activities such as a Heritage Walk, a cultural map, special signage, crosswalks with mural designs at intersections in the District, an archival event with the community to gather and document oral histories and displaying these at the American Legion Hall and/or MLK Jr. Recreation Center.
- **DDD - AE4** Support the addition of interactive art, music, sculptures, and lighting to create engaging spaces.

**Action 4.6.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Integrate public art into the planning and design for City and County-owned public facilities, parks and trails, and other publicly-funded projects and projects on City-owned land.

Mid-Term

**Responsible Department or Agency**
Parks & Recreation, Planning & Development

**Action 4.6.4** Jan 01, 2026 - Dec 31, 2027 | Status Pending | Progress 0%

Create a program to investigate the temporary reuse of vacant and/or underutilized parcels and building facades for art exhibitions and murals.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Parks & Recreation, Planning & Development

**Action 4.6.6** Jan 01, 2026 - Dec 31, 2027 | Status Pending | Progress 0%

Partner and collaborate with DCTA, the Greater Denton Arts Council, and education communities to install public art at transit facilities and on the university campuses.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Parks & Recreation, Planning & Development, Transportation

**Action 4.6.7** Jan 01, 2026 - Dec 31, 2027 | Status Pending | Progress 0%

Ensure that opportunities for public art are included in the Capital Improvement Plan (CIP) and revisited on an annual basis.

**Mid-Term**

**Responsible Department or Agency**
Capital Projects, Parks & Recreation

**Action 4.6.8** Jan 01, 2026 - Dec 31, 2027 | Status Pending | Progress 0%

Evaluate opportunities for public art to be included as part of the I-35 expansion and potential highway underpasses and overpasses.

**Mid-Term**

**Action 4.6.9** Jan 01, 2026 - Dec 31, 2027 | Status Pending | Progress 0%

Engage the community through a public involvement process to identify locations and designs for public art.

**Mid-Term**

**Responsible Department or Agency**
Parks & Recreation, Planning & Development

**Policy 4.7** Progress 30%

Promote a sense of urban vitality throughout Denton by providing venues for performing and visual arts and music events.

Action: 8



| | % | # |
|---|---|---|
| Status Pending | 25 | 2 |
| On Track | 25 | 2 |
| Some Disruption | 13 | 1 |
| Major Disruption | 25 | 2 |
| Completed | 13 | 1 |

**Action 4.7.2** Mar 01, 2022 - Dec 31, 2025 Major Disruption Progress 0%

Study the viability of an Arts and Entertainment Overlay District to the full boundary of the Original Denton District with appropriate regulations for hours, lighting, and design, sensitive to surrounding uses.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

This initiative is not active and will be placed on hold until the appropriate staff member(s) are assigned with adequate resources to complete.

**Action 4.7.3** Mar 01, 2022 - Dec 31, 2025 Major Disruption Progress 0%

Explore the possibility of requiring a baseline percentage of ground-floor retail that should be occupied by tenants related to the arts and culture industry within the Downtown or a future Arts and Entertainment Overlay District.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

This initiative is not active and will be placed on hold until the appropriate staff member(s) are assigned with adequate resources to complete.

**Action 4.7.4** Mar 01, 2022 - Dec 31, 2025 On Track Progress 50%

Study where opportunities for arts and music venues, including an amphitheater, could be created in vacant or underutilized sites, adjacent to Downtown and the Downtown Denton Transit Centers, that can be supported by the A-train.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Economic Development and Planning & Development

Staff continue to study and track vacancies across downtown. The Main Street Program Manager has a large focus on business recruitment and retention, working to identify businesses that would be a good fit for existing vacancies. Staff continue to work on projects near the A-Train or that could be supported by the A-Train.

**Action 4.7.5** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Work with the public arts programs to formally demarcate arts and music venues and event locations through permanent or temporary public art and public realm improvements.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Parks & Recreation, Planning & Development

**Action 4.7.6** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Study the use of tax incentives and subsidies to attract arts and music organizations and private investors.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Economic Development

**Action 4.7.8** Mar 01, 2022 - Dec 31, 2025 On Track Progress 65%

Create a *Special Events Integrated Transportation Plan* that studies opportunities for shared parking, transit, shuttles, and available parking facilities to accommodate local and regional travel to and from events and venues in Denton, without overly burdening Denton's facilities and highlighting use of alternative transportation modes.

**Short-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation, Engineering

1. The Downtown Parking Study is now complete, and recommendations are available regarding shared parking, transit, shuttles, and Mobility as a Service.

2. Transportation Services is currently awaiting the recommendations from the Citywide Parking Study. Once these recommendations are reviewed, they will be able to develop a comprehensive citywide parking and special events strategy.

**Action 4.7.9** Mar 01, 2022 - Dec 31, 2025 Some Disruption Progress 25%

Create a program to temporarily rent areas to display art, including, but not limited to, sculptures in City facilities, on City property, and in local businesses and developments, such as art is storefronts and sculptures on loan.

Short-Term

**Action Type**
Program

**Responsible Department or Agency**
Parks & Recreation, Economic Development

A draft plan has been created and shared with the Public Art Committee. At this time due to budgetary and staffing constraints, this program has been put on pause.

**Action 4.7.10** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Identify opportunities to host performing arts events or block parties in publicly-owned areas including parks, streets, and public buildings.

Short-Term

**Action Type**
Planning

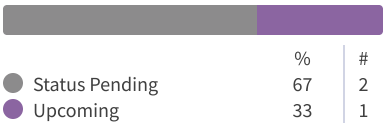
**Responsible Department or Agency**
Parks & Recreation, Economic Development

Parks and Recreation supports events produced by the community in numerous locations throughout the City and guides them through the permitting process. In addition, staff coordinates with a number of departments that provide services to special events r to help them provide the best event possible that can be provided to the public.

**Policy 4.8** Progress 0%

Bolster the role of arts and music in Denton's economy.

Action: 3




**Action 4.8.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Create and enhance programs for arts education through local schools and institutions that will lead to local job growth.

Mid-Term

**Action Type**
Partnership

**Responsible Department or Agency**
Economic Development, Parks & Recreation, Planning & Development

**Action 4.8.3** Jan 01, 2028 - Dec 31, 2035 Upcoming

Conduct a study to understand the current and future economic development value of music and the visual and performing arts in Denton.

Long-Term

**Action Type**
Planning

**Responsible Department or Agency**
Economic Development

**Action 4.8.7** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Explore opportunities for donations and grants to assist art and music-related efforts and community festivals in Denton.

Mid-Term

**Action Type**
Partnership

**Responsible Department or Agency**
Economic Development, Parks and Recreation

**Policy 4.9** Progress 0%

Promote the historic identity of Denton as an economic asset and tourism potential.




Action: 1

**Action 4.9.2** Mar 01, 2022 - Dec 31, 2025 Some Disruption Progress 0%

Include the location of historic landmarks, historic districts, conservation districts, and a wayfinding plan within the Citywide Branding and Placemaking Strategy as a mechanism for heritage tourism generation.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Marketing and Communications

The City of Denton has placed the Citywide Rebranding campaign on hold. Once the campaign restarts and is complete, larger branding and placemaking strategy discussions will take place.

**Policy 4.10** Progress 0%

Provide places for community gathering that serve as the expression of individual neighborhood diversity, and Denton's unique character throughout the city.




Action: 3

**Action 4.10.1** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Conduct a study of existing community gathering spaces and their use, as well as their suitability for various activities and events throughout Denton and highlight these through Discover Denton and other economic development organizations.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Economic Development

Parks and Recreation supports events produced by the community in numerous locations throughout the City and guides them through the permitting process. In addition, staff coordinates with a number of departments that provide services to special events r to help them provide the best event possible that can be provided to the public.

**Action 4.10.2** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Enhance zoning requirements to include public community gathering space within mixed-use developments and centers. Establish regulations and procedures for the design, installation and maintenance of community gathering spaces, as well as regulations for noise and time of use for privately-owned and operated community gathering spaces, consistent with underlying and surrounding land use.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development, Economic Development

This action item will be addressed as part of a future Department Initiative.

**Action 4.10.4** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Create design standards for the creation and redesign of community gathering spaces in Denton in new and existing centers. Ensure that gathering spaces are accessible and defensible through Americans with Disabilities (ADA) compliant design and using Crime Prevention through Environmental Design (CPTED) principles.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

This action item will be addressed as part of a future Department Initiative.

**Policy 4.11** Progress 0%

Create new guiding policy to integrate urban design objectives with other planning mechanisms, such as land use, zoning and subdivision regulations, historic preservation, economic development, and environmental protection.



| | % | # |
|---|---|---|
| On Track | 100 | 1 |

Action: 1

**Action 4.11.1** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Prepare an Urban Design Plan for Denton that is consistent with revised future land use designations and urban design goals and that provides a citywide approach to visual quality and image. Incorporate policies from the Comprehensive Plan as the framework for this plan.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

This action item has been added to the Planning Department's 2026 Initiatives. It is anticipated to begin in the 3rd Quarter of the year.

**Policy 4.12** Progress 67%

Elevate community character in Denton by creating Area Plans for areas undergoing new development, in need of revitalization, and established neighborhoods.



| | % | # |
|---|---|---|
| Upcoming | 33 | 1 |
| Completed | 67 | 2 |

Action: 3

**Action 4.12.2** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Create Neighborhood/University Compatibility Area Area Plans to ensure that urban design principles are followed in development projects within those areas.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

The adoption of the Oak Gateway Plan directly supports the 2040 Comprehensive Plan's goal to create Neighborhood/University Compatibility Area Plans by serving as a tangible example of how urban design principles can guide development near university-adjacent neighborhoods. Focused on the area surrounding the University of North Texas, the Oak Gateway Plan establishes a framework to preserve neighborhood character while accommodating growth, using tools like zoning updates and Specific Use Permits to ensure architectural compatibility and community input. By emphasizing small-scale ownership housing and context-sensitive design, the plan demonstrates how to balance university expansion with neighborhood stability. Its adoption marks a key step in implementing the broader vision of the 2040 Plan, offering a replicable model for future Compatibility Area Plans across Denton.

**Action 4.12.4** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Create a prioritization of centers, corridors, and other focus areas to streamline and direct the process of creating Area Plans. Prioritization should be based on ripeness of development potential, level of community support, existence of threatened historic resources, economic development catalysts, and other sensitive issues.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

On April 5, 2022, City Council gave staff direction to proceed with the preparation of the top three identified Area Plans (Northeast Denton, Southeast Denton, and update to the Downtown Master Plan). At the meeting, the Council directed staff to proceed with Northeast Denton and Southeast Denton Area Plans first - with the Downtown Master Plan to follow soon after.

**Action 4.12.5** Jan 01, 2028 - Dec 31, 2035 Upcoming

Adopt Overlay Districts following the creation of Area Plans as needed to ensure that appropriate guidelines are followed.

Long-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

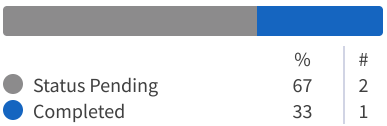
**Policy 4.13**

Elevate the appearance of the public realm in Denton through high-quality urban design guidelines for the public rights-of-way and spaces.

**Policy 4.14** Progress 33%

Link Denton's public realm together through a unified network of public spaces.

Action: 3




**Action 4.14.1** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Provide a mechanism for coordination between the Parks, Recreation and Trails System Master Plan, the Mobility Plan, Urban Design Plan, and Area Plans to ensure that the design of the public realm creates a cohesive network of public spaces in Denton.

Mid-Term

**Action Type**
Partnership

**Responsible Department or Agency**
Transportation, Planning & Development, Economic Development, Parks & Recreation

**Action 4.14.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Ensure that new development addresses established pedestrian and bicycle networks and provides for additional connectivity to further encourage pedestrian and bicycle mobility, and other alternative transportation modes throughout Denton.

Mid-Term

**Action Type**
Partnership

**Responsible Department or Agency**
Transportation, Planning & Development, Economic Development, Parks & Recreation

**Action 4.14.3** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Through partnership and collaboration with UNT and TWU, and the creation of Neighborhood/ University Compatibility Area Area Plans, encourage more community interaction with the universities and the City by linking physical access between these institutions and public property.

Short-Term

Through partnership and collaboration with UNT and TWU, the City will advance Neighborhood/University Compatibility Area Plans to promote thoughtful urban design and stronger community interaction. These plans aim to link physical access between university campuses and public spaces, encouraging walkability, connectivity, and shared use. The adoption of the Oak Gateway Plan exemplifies this approach, establishing a framework for compatible development near UNT that balances neighborhood character with institutional growth.

**Policy 4.15** Progress 100%

Establish Urban Design Principles to guide all future development in Denton.




Action: 1

**Action 4.15.1** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Ensure that the Urban Design Plan incorporates goals from the Comprehensive Plan and the Mobility Plan.

Short-Term

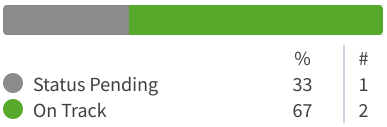
**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Engineering completed the revisions to the citywide City Criteria Manuals for transportation, water, wastewater, stormwater, and solid waste including, Construction Specification and Standard Details. Staff presented the revised manuals to various boards/committees/commissions and conducted public outreach. Additionally, held a Council Work Session and Public Hearing that resulted in the adoption of the revised manuals in December 2022

**Policy 4.16** Progress 0%

Include additional guidelines for specific land uses, in addition to overarching Urban Design Principles, to ensure desired community character is achieved with variations for use.



| | % | # |
|---|---|---|
| Status Pending | 33 | 1 |
| On Track | 67 | 2 |

Action: 3

**Action 4.16.2** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

Employ the following guidelines in the design of new Residential land uses:

- Create architectural guidelines and requirements for single and multi-family residential areas to establish unity and distinctive architecture with respect to massing, facade details, materials, and roof pitch, although many variations would be possible.

**Mid-Term**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Citywide, this action item has been added to the Planning Department's 2026 Initiatives as part of an overall Urban Design Plan. It is anticipated to begin in the 3rd Quarter of the year.

Additionally, the proposed Southeast Denton Residential Overlay includes requirements for new residential development which are consistent with the existing historic character of the area, including front porches, stoops, and oversized window/doors.

**Action 4.16.5** Ongoing - Ongoing Status Pending

Skipped in numbered order.

**Not in Implementation Plan**

**Action 4.16.8** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Employ the following guidelines in the design of Commercial land uses:

- Consider two-story, “tall box” retail in lieu of one-story, “big-box” retail, and within key corridors, and take advantage of the height to make a statement at critical intersections in the community.
- Discourage use of the parking area as primary frontage area within and around the property.
- Where a single-story commercial development is proposed, provide additional height to help mark the corner and make a significant statement on the street.
- Discourage taking truck access directly off-key corridors. Encourage truck access and servicing in the rear of primary buildings.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

This is an ongoing policy whereby Planning staff coordinates with developers, Transportation Planning staff, and Landscape Planning staff in order to encourage quality urban design and safe accesses as part of the review and analysis of any development project.

**Policy 4.17**

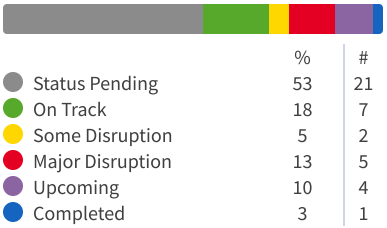
Establish design guidelines for Focus Areas to aid in design review for key intersections and destinations in Denton, with the intention of creating Area Plans and corresponding Overlay Districts.

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**Element 5** Progress 8%

**Parks, Conservation, and Environment** includes the policy framework for parks and open space, as well as policies to ensure protection of Denton’s unique environmental and natural resources.

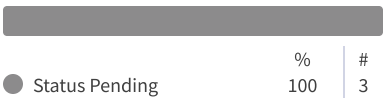
Policy: 13 Action: 40




**Policy 5.1** Progress 0%

Provide for the development of superior park facilities in a range of types and sizes, per city standards, to meet Denton’s population growth.

Action: 3



**Action 5.1.5** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Create designs for new recreation and open space facilities that respond to the context of specific neighborhood, the needs of specific segments of the community, and utilize best practices in park design. Create master plans to implement design.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Parks & Recreation

**Action 5.1.6** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Develop, fund, and implement future Capital Maintenance Programs and Capital Improvement Programs consistent with the updated Parks, Recreation and Trail System Master Plan.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Parks & Recreation

**Action 5.1.7** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Periodically survey community preferences and needs regarding parks and recreation. Incorporate this information into revisions of the strategic plan, annual action plans, and updates of the Parks, Recreation and Trail System Master Plan.

**Mid-Term**

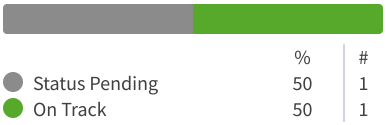
**Action Type**
Planning

**Responsible Department or Agency**
Parks & Recreation

**Policy 5.2** Progress 0%

Coordinate acquisition of parks and open space with goals for urban design, mobility, infrastructure, and environmental conservation objectives.

Action: 2



**Action 5.2.5** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Utilize parks and recreation spaces as elements of air and water pollution management as well as an important tool in buffering incompatible land uses, and preventing sprawl and reducing fragmentation of development by promoting land conservation.

**Mid-Term**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Environmental Services, Parks & Recreation

**Action 5.2.7** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

Work with education communities to link parks within campus boundaries into the city network and create new parks and open space resources as part of campus development and environmental stewardship.

**Mid-Term**

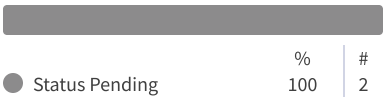
**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Parks & Recreation, Environmental Services

This is an ongoing policy whereby Planning staff coordinates with developers, Parks and Recreation staff, and Denton ISD in order to encourage quality urban design and safe accesses as part of the review and analysis of any development project.

**Policy 5.3** Progress 0%

Develop parks, open-space, and recreation facilities in a manner that is most cost-efficient for capital and operating expenses and coordinated among city departments, adjacent municipalities, DISD, and local institutions and recreation providers.




Action: 2

**Action 5.3.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Research feasibility of creating revenue-generating parks and recreation features that can reduce the dependency on property tax revenue and generate profits to underwrite other recreation facilities and services.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Parks & Recreation

**Action 5.3.4** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Coordinate with adjacent and nearby municipalities, school districts, local institutions, and other agencies to develop a regional, connected trail system.

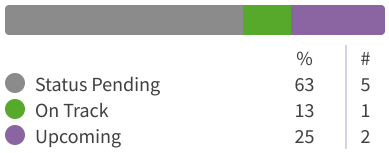
**Mid-Term**

**Action Type**
Partnership

**Responsible Department or Agency**
Parks & Recreation, Planning & Development, Environmental Services

**Policy 5.4** Progress 0%

Promote the formation of a cohesive, broad green infrastructure framework for the city that links open space and natural resources, incorporates goals for land conservation and management, and retains the rural and natural character of Denton.




Action: 8

**Action 5.4.1** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Expand upon the ESA program to create an integrated system of publicly-owned natural areas that protect the integrity of important conservation sites, protect corridors between natural areas, and preserve outstanding examples of Denton's diverse natural environments.

**Mid-Term**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Environmental Services, Planning & Development, Parks & Recreation

**Action 5.4.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Acquire and manage land and water to preserve, protect, and enhance important natural areas to contribute to a natural, healthy community and environment.

**Mid-Term**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Environmental Services, Planning & Development, Parks & Recreation

**Action 5.4.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Use the ESA framework to identify where land use decisions are needed to provide an equitable distribution of natural resources or open space throughout the city.

**Mid-Term**

**Action Type**
Regulation
Planning

**Responsible Department or Agency**
Parks & Recreation, Planning & Development, Environmental Services

**Action 5.4.4** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Encourage public dedication of ESAs, such as floodplains and open spaces, for community-wide recreational use.

**Mid-Term**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Environmental Services, Planning & Development, Parks & Recreation

**Action 5.4.9** Jan 01, 2028 - Dec 31, 2035 Upcoming

Work with State of Texas Department of Agriculture to conduct a survey of Prime Agricultural Land consistent with Farmland Mapping and Monitoring Program (FMMP) standards to determine potential locations and value of agricultural land threatened by urban development within Denton city limits and the ETJ.

**Long-Term**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Planning & Development, Parks & Recreation

**Action 5.4.10** Jan 01, 2028 - Dec 31, 2035 Upcoming

Consider use of conservation easements and land trusts to protect agricultural land and heritage rangelands through State of Texas Department of Agriculture (i.e. Family Land Heritage Properties) and Natural Resources Conservation Service (NRCS) programs.

**Long-Term**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Planning &Development, Parks & Recreation

**Action 5.4.11** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Encourage broader use of mitigation banks to facilitate market-based compensation to landowners that choose to help protect environmentally sensitive lands.

**Mid-Term**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development, Environmental Services

**Action 5.4.12** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Explore adequate public facilities requirements in coordination with land use policies and open space conservation.

**Short-Term**

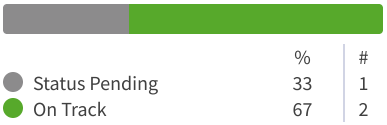
**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Economic Development, Water, Wastewater, DME

This action item will be addressed as part of a future Department Initiative.

**Policy 5.5** Progress 15%

Ensure the protection of Denton's tree canopy as an essential element of Denton's cohesive, broad green infrastructure framework.



| | % | # |
|---|---|---|
| Status Pending | 33 | 1 |
| On Track | 67 | 2 |

Action: 3

**Action 5.5.2** Mar 01, 2022 - Dec 31, 2025 On Track Progress 15%

Research and validate the tree canopy goal in Denton and establish regulations accordingly, taking into consideration the topography and habitats present and also Denton's geographic location.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Parks & Recreation, Keep Denton Beautiful

**Accomplishments:**

- Secured updated tree canopy assessment data.
- Integrated Tree Equity scores provided by American Forests into the project framework.

**Roadblocks:**

- Project timeline was delayed due to a change in vendors for tree canopy data.

**Next Steps:**

- Incorporate the updated tree canopy assessment and Tree Equity scores into analysis and reporting.
- Adjust project schedule to accommodate the revised data delivery timeline.

**Action 5.5.5** Mar 01, 2022 - Dec 31, 2025 On Track Progress 30%

Explore the creation of a Tree Trusts as part of the tree preservation ordinance with incentives for developers to preserve existing trees located in development sites rather than remove or replace trees, or pay into the Tree Fund.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

The Development Code Review Committee is currently reviewing the Tree Preservation requirements in the Denton Development Code and evaluating a variety of tools which would be used to encourage tree preservation.

**Action 5.5.6** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Establish Tree Preserves in which the City purchases lands identified to have significant amounts of heritage trees for long-term preservation.

Mid-Term

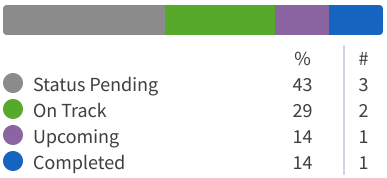
**Action Type**
Regulation

**Responsible Department or Agency**
Parks & Recreation, Planning & Development

**Policy 5.6** Progress 26%

Promote the retention of essential ecosystems and habitat in Denton's land conservation strategies.

Action: 7



| | % | # |
|---|---|---|
| Status Pending | 43 | 3 |
| On Track | 29 | 2 |
| Upcoming | 14 | 1 |
| Completed | 14 | 1 |

**Action 5.6.1** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Develop a plan for the conservation and preservation of native Cross Timbers Forest region trees, Blackjack Oak, Bur Oak, and Post Oak, which are critical to the local wildlife and natural ecosystem of Denton.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Environmental Services

**Action 5.6.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Develop conservation and development priorities to be used by planners and decision makers to systematically identify, evaluate, and synthesize various environmental attributes and evaluate ecological values.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Environmental Services

**Action 5.6.3** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Create a 10-year plan for acquiring and preserving open space that are considered to be of high value for ecological preservation and are not already under protection.

**Short-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Environmental Services, Parks & Recreation, Planning & Development

Parks and Recreation will consider this when the Parks, Recreation and Master Plan is updated in 2026-2027.

**Action 5.6.4** Mar 01, 2022 - Dec 31, 2025 On Track Progress 80%

Determine a standard for open space provision as a percentage of development area that new developments on greenfield land must provide on- or off-site. Include this provision in development standards for Master Planned Communities (MPCs).

Short-Term

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Planning & Development, Environmental Services

The Denton Development Code (DDC) currently requires minimum open space for Duplex, Triplex, Fourplex, Townhome, and Multifamily developments. Additionally, all residential developments require park land dedication or payment in lieu.

An amendment to the DDC to modify the open space requirements is currently moving through the public hearing process. The proposal exempts Duplex, Triplex, Fourplex, and Townhome developments smaller than 3 acres from open space requirement to ensure appropriate development standards.

**Action 5.6.6** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Update the criteria to identify and prioritize habitats with emerging trends, current conditions, and new expertise to strengthen and continue use of this tool for open space protection.

Mid-Term

**Action Type**
Planning

**Responsible Department or Agency**
Environmental Services

**Action 5.6.9** Jan 01, 2028 - Dec 31, 2035 Upcoming

Create an overlay to protect areas of Clear Creek Natural Heritage Area not already under ESA protection.

Long-Term

**Action 5.6.10** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Identify and map wildlife corridors throughout the city.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Environmental Services

The City published a Wildlife Corridor Map, identifying and mapping wildlife corridors across the City of Denton. This completed effort provides a clear framework for protecting habitat connectivity, guiding land use decisions, and integrating ecological considerations into future development. By establishing this resource, the City has strengthened long-term goals for environmental stewardship, biodiversity, and the preservation of Denton's natural character.

**Policy 5.7** Progress 0%

Uphold regional air quality goals through conservation strategies that improve air quality in Denton and the region.

Action: 5




**Action 5.7.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Protect and increase the urban tree canopy and promote the enforcement of an enhanced and high-quality Tree Preservation program to increase natural carbon sequestration.

Mid-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Parks & Recreation, Keep Denton Beautiful

**Action 5.7.4** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Update policies to reduce point-source emissions in keeping with Texas Commission on Environmental Quality (TCEQ) policy.

Mid-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Environmental Services, Transportation

**Action 5.7.6** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Continue to use iTree to view, update, and quantify the value trees provide as infrastructure.

Mid-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Parks & Recreation

**Action 5.7.7** Mar 01, 2022 - Dec 31, 2025 Major Disruption Progress 0%

Implement methods to mitigate any adverse effects of oil and gas drilling and production on air quality, such as requiring Vapor Recovery Systems in compliance the 2015 Gas Well Ordinance.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Environmental Services, Planning & Development

Gas Well ordinance (Ord. No. DCA19-0009e) was last updated in 2019/2020 which included vapor recovery references. Research needed on possible State of Texas preemption on city requirements for Vapor Recovery Systems.

**Action 5.7.8** Jan 01, 2028 - Dec 31, 2035 Upcoming

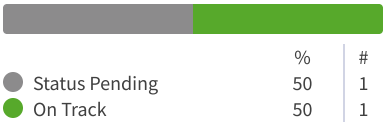
Explore and implement requirements to improve air quality through private community actions, new development, and revitalization efforts.

Long-Term

**Responsible Department or Agency**
Environmental Services, Planning & Development

**Policy 5.8** Progress 0%

Incorporate water management and floodplain preservation strategies into conservation prioritization to improve water quality and maintain the functioning of natural systems.




Action: 2

**Action 5.8.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Review and revise engineering standards for roads and stormwater systems to apply low-impact design (green infrastructure) elements to improve the quality of stormwater runoff.

**Mid-Term**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Engineering, Environmental Services

**Action 5.8.4** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

Limit creation of new impervious surface areas as a result of new development through the adherence with the City of Denton iSWM Design Manual including low-impact design regulations and incorporation of green standards (i.e. LEED) for new construction. Ensure that measures are regularly enforced and not waived.

**Mid-Term**

**Action Type**
Regulation

**Responsible Department or Agency**
Engineering, Environmental Services, Drainage

This is an ongoing action whereby Planning staff coordinates with developers, Environmental Services staff, and Engineering staff to ensure new development conforms to the City's iSWM standards, drainage standards, and ESA requirements as part of the review and analysis of any new development project.

**Policy 5.9** Progress 14%

Further the incorporation of green design standards for new construction and improvements to existing buildings and the public realm.

Action: 7



| | % | # |
|---|---|---|
| Status Pending | 14 | 1 |
| Some Disruption | 29 | 2 |
| Major Disruption | 57 | 4 |

**Action 5.9.1** Mar 01, 2022 - Dec 31, 2025 Major Disruption Progress 0%

Explore green building standards for new residential and commercial construction, using Green Built™ Texas as a standard. Assign a staff person to oversee and streamline green building project design and commissioning to increase feasibility and reduce project cost.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Building Inspections

The currently adopted ordinance on energy efficiency is the 2021 International Energy Conservation Code (IECC). We would not be able to enforce additional regulations; this might be best suited for sustainability.

**Action 5.9.2** Mar 01, 2022 - Dec 31, 2025 Major Disruption Progress 0%

In the absence of a Green Building Ordinance, encourage certification by Green Built™ Texas for construction of residential projects.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Building Inspections

Building Safety does not have the ability to incentivize specific building methods, we must accept any method that is compliant with the adopted codes. Previously suggested that Planning consider adding incentives/trade-offs in the DDC for green roofs.

**Action 5.9.4** Mar 01, 2022 - Dec 31, 2025 Major Disruption Progress 0%

Create guidelines and incentives for the construction of green roofs in Denton.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Building Inspections, Environmental Services

Building Safety does not have the ability to incentivize specific building methods, we must accept any method that is compliant with the adopted codes. Previously suggested that Planning consider adding incentives/trade-offs in the DDC for green roofs.

**Action 5.9.5** Mar 01, 2022 - Dec 31, 2025 Major Disruption Progress 0%

Create guidelines and incentives for the use of Energy Star certified products in new construction and commercial and residential remodels.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Building Inspections, Environmental Services

The currently adopted 2021 International Energy Conservation Code (IECC) supports Energy Star performance/certified appliances. Building Safety does not have the ability to incentivize the use of these products.

**Action 5.9.6** Mar 01, 2022 - Dec 31, 2025 Some Disruption Progress 0%

As part of Green Building ordinance, encourage the use of sustainable and locally-sourced materials in new construction and rehabilitation.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Building Inspections, Environmental Services

Building Safety is always a proponent of sustainable and local resources, however as adopted under the 2021 Internation Building Code and International Residential Codes we must accept any materials that are compliant with the adopted codes.

**Action 5.9.8** Mar 01, 2022 - Dec 31, 2025 Status Pending Progress 0%

Require that all commercial buildings, including City buildings comply with standards for reduced energy consumption.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development, Environmental Services

**Action 5.9.9** Mar 01, 2022 - Dec 31, 2025 Some Disruption Progress 98%

Implement clearing and grading requirements to minimize erosion, eliminate clear-cutting, reduce sedimentation, and reduce fugitive dust (airborne particles) in new construction. Utilize guidance of LEED for new construction.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Environmental Services, Planning & Development

The Denton Development Code provides a regulatory framework for erosion and sediment control requirements during clearing and grading activities in Subchapter 7.4. Requirements apply to both new development and redevelopment and extend beyond the TCEQ requirements by including projects less than one acre disturbance.

Stormwater Facility Maintenance Agreements began to be required for private stormwater facilities in adoption of July 2024 updates to the Design Criteria Manual. Stormwater Facility Maintenance Agreements are developed by project the engineer prescribing maintenance and operations needs of each structure and recorded with the plat to provide knowledge transfer to future owners, homeowner associations, and property managers. Long term maintenance will ensure stormwater facilities continue to function to improve water quality through reducing downstream erosion and sedimentation in conjunction with treating designed volume to reduce flooding.

Design Criteria Manual is under public review with anticipated effective date of March 1, 2026. Updates includer clarification on requirement of interim grading plans for projects 10 acres or larger which reduce sedimentation. Two phased erosion control plans will be required for disturbed areas large than five acres.

The City of Denton designates Environmentally Sensitive Areas and provides protections prescribed in the Denton Development Code. Environmentally Sensitive Areas include riparian buffers along streams, water related habitats (wetlands), undeveloped floodplains, and eastern cross timber upland forests. The protected areas align with LEED green stormwater infrastructure intent to reduce runoff, prevent erosion and flooding, and recharge groundwater by meeting the criteria of designating areas which provide bioretention and infiltration services which are interconnected.

**Policy 5.10**

Further the incorporation of low-impact development for the site design.

**Policy 5.11**

Ensure that renewable energy actions are an element of the sustainability framework for the City and a basis for an updated Sustainability Plan.

**Policy 5.12**

Ensure that solid waste and recycling goals are an element of the sustainability framework for the City.

**Policy 5.13** Progress 0%

Ensure that local food production continues to be at the forefront of the sustainability framework for the City.



| | % | # |
|---|---|---|
| Status Pending | 100 | 1 |

Action: 1

**Action 5.13.2** Ongoing - Ongoing | Status Pending

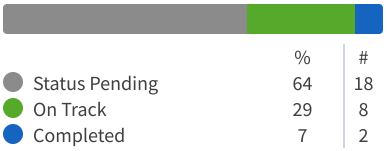
Actively seek out and implement methods to make local food production easier.

**Not in Implementation Plan**

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**Element 6** Progress 12%

**Mobility** includes goals and policies for vehicular circulation and for the pedestrian, bicycle, and public transportation network. This element will serve as a policy framework for coordinating a comprehensive mobility network aligned with future land use and community character.



| | % | # |
|---|---|---|
| Status Pending | 64 | 18 |
| On Track | 29 | 8 |
| Completed | 7 | 2 |

Policy: 22 | Action: 28

**Action 6.1.7** Jan 01, 2026 - Dec 31, 2027 | Status Pending | Progress 0%

Establish a procedure for all roads in Denton to comply with consistent standards that contribute to mobility goals, regardless of whether roads are under control of and/or funded by the City, Denton County, TxDOT, or federal.

**Mid-Term**

**Action Type**
Partnership

**Responsible Department or Agency**
Transportation

**Action 6.1.9** Mar 01, 2022 - Dec 31, 2025 | On Track | Progress 0%

Coordinate regulations regarding gas wells and pipelines with TxDOT plans for the extension of Loop 288 and other major roadways.

**Short-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Environmental Services, Planning & Development, Legal

**Policy 6.3** Progress 100%

Promote street networks and connectivity for the efficient distribution and movement of motor vehicles, bicycles, and pedestrians.



| | % | # |
|---|---|---|
| Completed | 100 | 1 |

Action: 1

**Action 6.3.1** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Update the Denton Development Code and Transportation Criteria Manual to include connectivity standards for new development that are consistent with the Mobility Plan.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

In December 2022, the Denton Development Code was amended to strengthen connectivity standards for new residential and nonresidential developments, aligning with the Mobility Plan. The update requires at least two points of access for each development to enhance circulation and emergency response. These access points must comply with the Fire Code and support full ingress and egress, ensuring safe and efficient movement throughout developing areas.

**Policy 6.4** Progress 84%

Pursue a coordinated land use and mobility strategy to reduce motor vehicle trip lengths and reduce the need for motor vehicle trips.




Action: 1

**Action 6.4.3** Mar 01, 2022 - Dec 31, 2025 On Track Progress 84%

Coordinate mobility standards to be consistent with public realm right-of-way recommendations within the proposed Urban Design Plan.

Short-Term

**Action Type**
Planning
Regulation

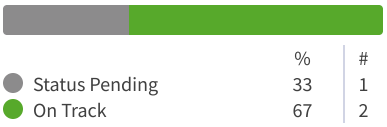
**Responsible Department or Agency**
Transportation

1. Transportation Services continues to take the lead in the Transportation Design and Development Review process. The staff members act as consultants to facilitate interdepartmental teams, ensuring that all mobility standards are met, especially in regard to safety, ADA compliance, DDC standards, and the Transportation Criteria Manual.

2. As part of this process, the Transportation Services staff has been updating the Transportation Criteria Manual to include critical updates in the short term. Additionally, they are also examining long-term strategic and holistic improvements to the Transportation Criteria Manual and the Denton Development Code.

**Policy 6.5** Progress 15%

Maintain adequate levels-of-service for travel on Denton's streets.




Action: 3

**Action 6.5.1** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Develop and adopt LOS standards for all roads and intersections in the city that are appropriate for the surrounding environment.

Short-Term

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Transportation

This is being considered for the next round of Transportation Criteria Manual Update (2 years' time frame) in coordination with Denton ITS Master Plan.

**Action 6.5.2** Mar 01, 2022 - Dec 31, 2025 On Track Progress 45%

Develop a 3- to 5-year review program to track and monitor LOS and system performance at intersections as well as the roadway network along Collectors and Arterials.

Short-Term

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Transportation

Transportation Services is planning to Develop Denton's first ITS Master Plan. The ITs Master Plan is crucial to strategize LOS and System performance plan, as it will include intensive continuous data collection program.

**Action 6.5.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

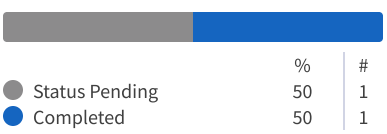
Pursue the multi-modal LOS concept with future Mobility Plan updates.

Mid-Term

**Policy 6.6** Progress 50%

Use access management as a strategy for maintaining road safety and capacity.

Action: 2



**Action 6.6.2** Mar 01, 2022 - Dec 31, 2025 Status Pending Progress 0%

Develop access management plans for all types of facilities included in the City's Mobility Plan that are consistent with Area Plans, overlay districts, and other land use plans. The access management plan should identify opportunities for median separation, driveway consolidation, cross access and rear access and corresponding signage.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Transportation, Planning & Development

**Action 6.6.3** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Evaluate creating criteria for variances to access requirements to ensure deviations from access standards minimally impact LOS goals.

Short-Term

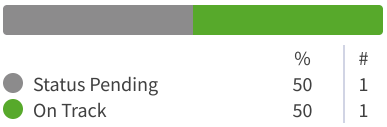
**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Transportation

Development Review Staff has established a formal process and evaluation standards for granting variances to access requirements. This ensures that any deviations from established connectivity standards are carefully reviewed and do not significantly impact Level of Service (LOS) goals. The criteria provide a consistent framework for assessing alternative access configurations while maintaining alignment with the Mobility Plan's objectives.

**Policy 6.7** Progress 0%

Develop a street network that is compatible with and enhances Denton's community character when implementing the Mobility Plan.




Action: 2

**Action 6.7.1** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Develop street design requirements that are consistent with and enhance Community Character and Urban Design goals, policies, and actions through coordination with the proposed Urban Design Plan.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Transportation

Planning staff will coordinate with Transportation staff to ensure street design standards are included as part of the upcoming Urban Design Plan. It is anticipated to begin in the 3rd Quarter of the year.

**Action 6.7.2** Mar 01, 2022 - Dec 31, 2025 Status Pending Progress 0%

Ensure that street design requirements include provisions for context-sensitive solutions that are responsive to the surrounding land use and activities.

Short-Term

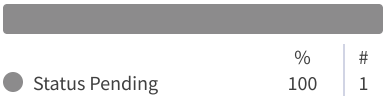
**Action Type**
Planning

**Responsible Department or Agency**
Transportation, Engineering

**Policy 6.8** Progress 0%

Ensure adequate revenue to build and maintain roads.

Action: 1




**Action 6.8.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

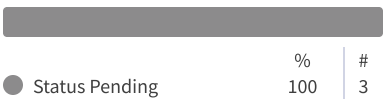
Complete a road financing study that considers capital, maintenance, and operating costs of projects in the Mobility Plan and anticipated revenue streams from city, county, state, federal, and private sources for appropriate plan phases (e.g. ten-year increments). Develop strategies for new revenue sources and/or revise the Mobility Plan accordingly. Coordinate recommendations with the CIP

Mid-Term

**Policy 6.9** Progress 0%

Engage in ITS strategies as a way of making Denton's transportation systems more efficient and safer.

Action: 3




**Action 6.9.1** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Update the Denton ITS Plan to reflect new technologies and to conform to the Regional ITS Architecture. Use the ITS Plan as a guiding document for the planning, programming, and deployment of ITS strategies in the city.

Mid-Term

**Action 6.9.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Implement ITS strategies and current trends to improve the efficiency of transportation systems prior to making costly capacity improvements.

**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation

**Action 6.9.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Pursue local, regional, and state funding for implementing ITS improvements.

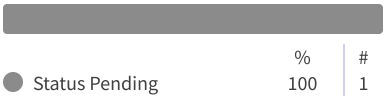
**Mid-Term**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation

**Policy 6.10** Progress 0%

Use TDM strategies to make efficient use of motor vehicle travel, reduce congestion and impacts on road infrastructure, parking, and the environment and to make transportation more affordable.




Action: 1

**Action 6.10.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Create a TMA, separately or in partnership with NCTCOG, to coordinate all TDM efforts in the city and work with major employers and city staff to enforce.

**Mid-Term**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

**Policy 6.11** Progress 0%

Pursue a balanced parking strategy that provides reasonable accommodations and minimizes environmental and land use impacts.




Action: 1

**Action 6.11.2** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Update the Denton Development Code and Site Design Criteria Manual accordingly to ensure parking areas in private development are consistent with the proposed Urban Design Plan and overall urban design policies in the Community Character and Urban Design Element.

Short-Term

**Action Type**
Regulation
Partnership

**Responsible Department or Agency**
Environmental Services, Transportation, Economic Development

This action item has been added to the Planning Department's 2026 Initiatives as part of an overall Urban Design Plan. It is anticipated to begin in the 3rd Quarter of the year.

**Policy 6.12** Progress 0%

Implement a comprehensive transportation and mobility approach that minimizes air quality impacts.

| | % | # |
|---|---|---|
| Status Pending | 100 | 1 |

Action: 1

**Action 6.12.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Adopt the TCEQ idling limitations rule and sign a North Texas Memorandum of Agreement with TCEQ as part of a city-wide anti-idling enforcement policy.

Mid-Term

**Action Type**
Planning

**Responsible Department or Agency**
Transportation

**Policy 6.13**

Ensure that Mobility continues to be at the forefront of the sustainability framework for the City.

**Policy 6.14** Progress 0%

Provide for the safe and efficient movement of freight to preserve and enhance its contribution to Denton's economy.

| | % | # |
|---|---|---|
| Status Pending | 100 | 2 |

Action: 2

**Action 6.14.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Remove truck routes from the core of the city, away from more dense areas identified in the FLUM.

Mid-Term

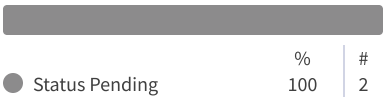
**Action 6.14.4** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Coordinate freight operations with planning for the Denton Enterprise Airport as part of the Airport Master Plan update.

Mid-Term

**Policy 6.15** Progress 0%

Use the Mobility Plan, Parks, Recreation, and Trails System Master Plan and other regional plans to guide the placement of facilities and educate residents on walking and cycling in Denton.



| | % | # |
|---|---|---|
| Status Pending | 100 | 2 |

Action: 2

**Action 6.15.6** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Designate and maintain the City of Denton as a Bicycle Friendly Community.

Mid-Term

**Action 6.15.7** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Designate and maintain the City of Denton as a Walk Friendly Community.

Mid-Term

**Policy 6.16** Progress 0%

Ensure that future road designs incorporate bicycle and pedestrian design features as desired and appropriate.



| | % | # |
|---|---|---|
| Status Pending | 50 | 1 |
| On Track | 50 | 1 |

Action: 2

**Action 6.16.1** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Update the Transportation Criteria Manual to incorporate complete streets elements consistent with the updated Mobility Plan.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Transportation

The Transportation Criteria Manual has been recently updated with critical updates. The Complete Streets elements will be updated after the Vision Zero Phase II and 2024 SS4A-based comprehensive Safety Action plan will be developed. The SS4A 2024 Comprehensive Safety Action Plan Study is expected to commence in January 2026, following the execution of the 2024 SS4A award agreement between the City of Denton and the US Department of Transportation.

**Action 6.16.2** Mar 01, 2022 - Dec 31, 2025 Status Pending Progress 0%

Update the Transportation Criteria Manual to incorporate low-impact design elements.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Transportation

**Policy 6.17** Progress 0%

Encourage new development to create pedestrian-and bicycle- friendly places.




Action: 2

**Action 6.17.1** Mar 01, 2022 - Dec 31, 2025 Status Pending Progress 0%

Partner and collaborate with public and private entities to include multi-modal features, such as bus shelters and reduced transit rate agreements, by providing incentives for best practices. Such incentives may include:

- Reduced parking requirements.
- Fee credits.
- Official recognitions

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

**Action 6.17.2** Mar 01, 2022 - Dec 31, 2025 Status Pending Progress 0%

Develop access management standards that require adjacent developments to connect directly and facilitate easy bicycle and pedestrian travel.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

**Policy 6.18**

Ensure adequate revenue to build and maintain pedestrian and bicycle facilities

**Policy 6.19**

Promote a land use pattern that makes transit convenient and feasible.

**Policy 6.20** Progress 0%

Encourage new development to create transit-friendly places.

Action: 1

| | % | # |
|---|---|---|
| On Track | 100 | 1 |

**Action 6.20.2** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Provide incentives for new development to include transit-friendly features around existing and proposed transit bus stops or pick-up zones. This could include:

- Transit amenities.
- Relaxed parking requirements.
- Density bonuses.
- Impact fee offsets.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Transportation, Engineering

This action item will be addressed as part of a future Department Initiative.

**Policy 6.21**

Coordinate with DCTA.

**Policy 6.22**

Coordinate with placemaking and cultural promotion strategies.

**Policy 6.23** Progress 0%

Explore the potential for initiating trolley service in Denton.

Action: 1

| | % | # |
|---|---|---|
| Status Pending | 100 | 1 |

**Action 6.23.1** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Perform a study of the feasibility of implementing trolley service in Denton. The study should address potential routes, modes (rubber tire, streetcar), operation (city, DCTA, private operators) and funding.

Mid-Term

**Action Type**
Planning

**Responsible Department or Agency**
Transportation

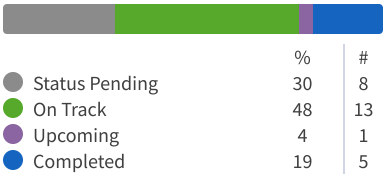
**Policy 6.24**

Continue to be an advocate for regional transit service.

---

**Element 7** Progress 22%

**Housing and Neighborhoods** provides the basis for ensuring housing options for all of Denton's population in safe and livable neighborhoods, complete adequate community facilities to serve them. This element will ensure the conservation of Denton present neighborhoods, as well as the development of well-designed neighborhoods in the future.



| | % | # |
|---|---|---|
| Status Pending | 30 | 8 |
| On Track | 48 | 13 |
| Upcoming | 4 | 1 |
| Completed | 19 | 5 |

Policy: 15 Action: 27

**Policy 7.1** Progress 55%

Promote development of higher density housing as part of mixed-use development in Denton's urban core, including Downtown, the Neighborhood/University Compatibility Areas, and in designated centers and corridors outside the urban core.



| | % | # |
|---|---|---|
| On Track | 40 | 2 |
| Upcoming | 20 | 1 |
| Completed | 40 | 2 |

Action: 5

**Action 7.1.1** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Update the Downtown Master Plan and Downtown Implementation Plan (DTIP) to specifically discuss residential development.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Economic Development

The Design Downtown Denton (DDD) Plan was approved by City Council at their September 17, 2025 meeting. Through extensive public engagement and analysis, the project team developed a vision, community priorities, recommendations, and proposed actions, one of which included the need to increase the housing supply in Downtown. The DDD Plan sets a goal of encouraging an additional 1,500 units constructed Downtown within the next ten years. It also sets a further goal of 500 of those units being affordable to assist the City in achieving its housing goals.

**Action 7.1.2** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Create a Area Plan adjacent to the Downtown and at key centers and corridors.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Economic Development

The Southeast Denton Area Plan was approved by City Council on July 23, 2024 Shaped through extensive community engagement and collaboration, the plan outlines a vision for equitable development, neighborhood preservation, and improved infrastructure in Southeast Denton.

**Action 7.1.4** Jan 01, 2026 - Dec 31, 2027 On Track Progress 75%

Partner and collaborate with the universities to create Neighborhood/ University Compatibility Area Plans around UNT and TWU, integrated with the updated Downtown Master Plan and updated Downtown Implementation Plan.

Mid-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Economic Development

A Resolution (19-013) accepting the vision, goals, recommendations, and implementation strategies proposed with the Oak Gateway Area Plan was approved by City Council on January 15, 2019. The plan envisioned the following for the three subareas:

- A stable, walkable neighborhood that preserved the historic character while providing opportunities for revitalization.
- Housing that is affordable for low- to moderate-income families and students with livable neighborhoods that include improved community services, multi-modal infrastructure, and quality green spaces.
- An area that preserves and revitalizes the mixed-use neighborhood for families and students that preserves and builds upon the existing housing options, green spaces, tree canopy, and public infrastructure.

The Design Downton Denton Plan was adopted on September 17, 2024. The plan includes strategies to improve connectivity to UNT and TWU with public realm improvements and infill development and through a common Downtown brand.

**Action 7.1.5** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

Partner and collaborate with the universities to establish protocols for joint city – university planning within the Neighborhood/University Compatibility Areas, focusing on issues such as:

- Creation of redevelopment target areas surrounding blighted properties
- Regulation of on-street and off street parking
- Pedestrian and bicycle improvement
- Community gathering places and open space

**Mid-Term**

**Action Type**
Partnership

**Responsible Department or Agency**
Planning & Development

As an ongoing action, City staff works collaboratively with UNT and TWU to ensure public infrastructure and area planning efforts address localized needs, identify opportunities for advancement, and further the community's goals.

**Action 7.1.6** Jan 01, 2028 - Dec 31, 2035 Upcoming

Establish Overlay Districts to apply revised development standards tailored to specific centers and corridors.

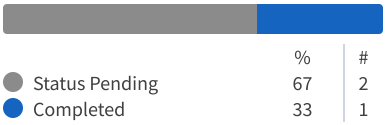
**Long-Term**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

**Policy 7.2** Progress 33%

Expand the availability of affordable housing choices for community members most in need of housing, including those with low incomes and special needs.



| | % | # |
|---|---|---|
| Status Pending | 67 | 2 |
| Completed | 33 | 1 |

Action: 3

**Action 7.2.2** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Assess the future feasibility of continuing efforts of the Community Development Division to utilize grant funding targeted to address the needs of low-moderate incomes and distressed neighborhoods, with future action priorities adjusted based on community input for consistency with neighborhood conservation strategies for mixed income housing and neighborhoods.

Short-Term

**Action Type**
Program

**Responsible Department or Agency**
Community Development

As part of future updates to Community Development plans, including but not limited to the Consolidated Plan for Housing and Community Development and the Affordable Housing Toolkit, staff will review neighborhood goals in the Comprehensive Plan to ensure consistency.

**Action 7.2.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Update the Consolidated Plan for Housing and Community Development every five years to continually gauge the housing needs of Denton's low income and special needs populations.

Mid-Term

**Action Type**
Planning

**Responsible Department or Agency**
Community Development

**Action 7.2.5** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Assess the future feasibility of a rental housing and multi-family inspection and registration program to ensure that rental dwellings are properly maintained for habitability and that existing rental units are not considered an impediment to fair housing in the community.

Mid-Term

**Action Type**
Regulation
Program

**Responsible Department or Agency**
Community Improvement Services, Community Development

**Policy 7.3**

Expand the availability of affordable housing choices for community members most in need of housing, including the homeless.

**Policy 7.4**

Expand the availability of housing choices for existing and potential community members most in need of housing, including seniors.

**Policy 7.5** Progress 100%

Support expanded opportunities for home ownership to encourage neighborhood stability and reduce blight.




Action: 1

**Action 7.5.2** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Encourage UNT, TWU, and other major employers to provide financial incentives for home ownership, particularly in adjacent neighborhoods.

Short-Term

**Action Type**
Partnership

**Responsible Department or Agency**
Community Development

This action item will be addressed as part of a future department initiative.

**Policy 7.6**

Encourage innovative housing development in mixed-use centers and corridors, Master Planned Communities (MPCs), and through residential development in rural areas that protects rural character.

**Policy 7.7** Progress 7%

Establish tools and strategies to enhance the quality and character of housing and neighborhoods.




Action: 3

**Action 7.7.1** Mar 01, 2022 - Dec 31, 2025 On Track Progress 20%

Create residential design standards to improve aesthetic quality and variety, including architectural features, such as porches and other design elements.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

Citywide, this action item has been added to the Planning Department's 2026 Initiatives as part of an overall Urban Design Plan. It is anticipated to begin in the 3rd Quarter of the year.

Additionally, the proposed Southeast Denton Residential Overlay includes requirements for new residential development which are consistent with the existing historic character of the area, including front porches, stoops, and oversized window/doors.

**Action 7.7.2** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Create subdivision and neighborhood design standards incorporating best practices, such as clustering homes around shared open space (Pocket Neighborhoods) and other components of traditional neighborhood design (TND) including use of rear alleys and orientation to streets with sidewalks and street trees.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

This action item will be addressed as part of a future Department Initiative.

**Action 7.7.3** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

Conduct participatory neighborhood planning efforts in neighborhoods to address opportunities to enhance character and livability.

Mid-Term

**Action Type**
Planning

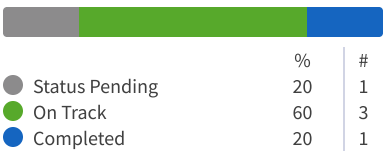
**Responsible Department or Agency**
Planning & Development

This action item will be addressed as part of a future Department Initiative.

**Policy 7.8** Progress 20%

Promote the stability and livability of established neighborhoods through a comprehensive neighborhood conservation program.

Action: 5




**Action 7.8.1** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

Partner with neighborhood associations to create a Housing and Neighborhood Condition Inventory and monitoring strategy.

Mid-Term

**Action Type**
Planning

**Responsible Department or Agency**
Community Development

This action item will be addressed as part of a future Department Initiative.

**Action 7.8.4** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Update transportation, infrastructure, and subsidized housing plans and policies that are inconsistent with neighborhood conservation policies.

Short-Term

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Community Services, Planning & Development

This action item will be addressed as part of a future Department Initiative.

**Action 7.8.5** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Couple neighborhood conservation strategies with local Historic Districts, Historic Conservation Districts, and Neighborhood Stabilization Overlay policies.

Mid-Term

**Action Type**
Regulation
Program

**Responsible Department or Agency**
Planning & Development

**Action 7.8.6** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Review the policies and priorities contained in the Consolidated Plan for Housing and Community Development and the policies of the Community Development Division, the Denton Housing Authority, and the Denton Affordable Housing Corporation for consistency with neighborhood conservation strategies.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

As part of future updates to Community Development plans, including but not limited to the Consolidated Plan for Housing and Community Development and the Affordable Housing Toolkit, staff will review neighborhood goals in the Comprehensive Plan to ensure consistency.

**Action 7.8.7** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

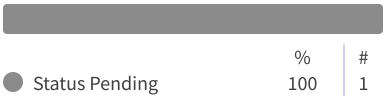
Partner and collaborate with Denton County and DISD regarding the development of infill lots that have been abandoned and are tax-delinquent as housing, community gathering places, or community gardens.

**Mid-Term**

This action item will be addressed as part of a future Department Initiative.

**Policy 7.9** Progress 0%

Improve the livability of Denton's existing neighborhoods with investments in improved infrastructure, schools, community facilities, and public amenities.




Action: 1

**Action 7.9.1** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Link programming of plans for public investments in parks, schools, and community facilities consistent with neighborhood conservation strategies, and Area Plans.

**Mid-Term**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Transportation, Engineering, Parks & Recreation

**Policy 7.10** Progress 0%

Ensure that schools, libraries, community centers, and senior centers are sited equitably to service all of Denton's neighborhoods.




Action: 2

**Action 7.10.2** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

Collaborate with the Denton school districts to create siting guidelines for the location of new schools and community facilities consistent with best practice urban design policies.

**Mid-Term**

**Action Type**
Regulation
Planning

**Responsible Department or Agency**
Transportation, Engineering, Parks & Recreation

This action item will be addressed as part of a future Department Initiative.

**Action 7.10.3** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

Work with DISD in creating school district guidelines for building schools and community facilities in locations most conducive to overarching land use goals, including infill areas.

**Mid-Term**

**Action Type**
Regulation
Planning

**Responsible Department or Agency**
Transportation, Engineering, Parks & Recreation

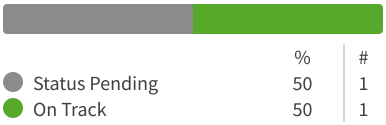
This action item will be addressed as part of a future Department Initiative.

**Policy 7.11**

Concentrate community facilities in transit-accessible areas and walkable communities to increase greatest potential for access and contribution to community health.

**Policy 7.12** Progress 0%

Use community centers, senior centers, schools, and libraries as a means of enhancing and highlighting neighborhood distinction and sense of community.




Action: 2

**Action 7.12.1** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

Partner and collaborate with neighborhood residents in the design of new community facilities.

**Mid-Term**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Parks & Recreation, Planning & Development

This action item will be addressed as part of a future Department Initiative.

**Action 7.12.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Engage neighborhood residents to determine the programming within community facilities and match programming with the needs of distinctive communities and demographic groups.

**Mid-Term**

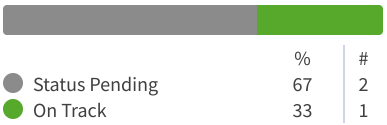
**Action Type**
Planning
Program

**Responsible Department or Agency**
Parks & Recreation, Planning & Development

**Policy 7.13** Progress 0%

Provide joint-use of facilities in order to encourage community unity and ensure cost-efficient maintenance.

Action: 3




**Action 7.13.1** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

Conduct a study of all community facilities as part of the updated Capital Improvements Plan (CIP) to analyze the capacity for shared services among existing facilities.

**Mid-Term**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Parks & Recreation, Planning & Development

This action item will be addressed as part of a future Department Initiative.

**Action 7.13.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Include shared use spaces in plans for future community facilities.

**Mid-Term**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Parks & Recreation, Planning & Development

**Action 7.13.3** Ongoing - Ongoing Status Pending

Include vocational and job training programs in both DISD and City of Denton facilities to serve Denton residents.

**Not in Implementation Plan**

**Policy 7.14** Progress 0%

Combine community facilities for the most efficient use of resources.

Action: 1



| | % | # |
|---|---|---|
| On Track | 100 | 1 |

**Action 7.14.4** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Establish policies to encourage religious buildings, service clubs, and other quasi-public uses to co-locate within appropriate activity centers to create community focal points and enable sharing of parking and other facilities.

**Short-Term**

**Action Type**
Program
Regulation

**Responsible Department or Agency**
Planning & Development

This action item will be addressed as part of a future Department Initiative.

**Policy 7.15** Progress 0%

Enhance community character through well-designed community facilities.

Action: 1



| | % | # |
|---|---|---|
| Status Pending | 100 | 1 |

**Action 7.15.6** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Ensure that municipal facilities are designed consistently with municipal lighting standards and include as much natural light as possible to reduce energy costs.

**Mid-Term**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Planning & Development, Engineering

**Element 8** Progress 9%

**Community Health, Safety, and Services** includes goals and policies for maintaining a safe and secure environment for Denton residents as well as an overall healthy population. Goals and policies focus on environmental justice, social services programming, community health, resiliency, and hazard mitigation, as well as emergency services.

Policy: 8 Action: 23



| | % | # |
|---|---|---|
| Status Pending | 74 | 17 |
| On Track | 9 | 2 |
| Some Disruption | 4 | 1 |
| Upcoming | 9 | 2 |
| Completed | 4 | 1 |

**Policy 8.1** Progress 0%

Establish a comprehensive framework to promote healthy communities.

Action: 5



| | % | # |
|---|---|---|
| Status Pending | 40 | 2 |
| On Track | 20 | 1 |
| Upcoming | 40 | 2 |

**Action 8.1.1** Jan 01, 2028 - Dec 31, 2035 Upcoming

Produce an health impact assessment (HIA) for Denton following CDC and APA guidelines, and publish it online.

Long-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

**Action 8.1.2** Mar 01, 2022 - Dec 31, 2025 Status Pending Progress 0%

Partner and collaborate with Denton County to create a health policy framework to be applied among departments within the city and county including streets, utilities, planning, parks and recreation, and environmental services.

Short-Term

**Action Type**
Planning
Partnership

**Responsible Department or Agency**
All Departments

**Action 8.1.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Dedicate staff within the City of Denton to coordinate with the Denton County Health Department and align strategies and guidelines on community health.

Mid-Term

**Action Type**
Program

**Responsible Department or Agency**
Community Development, Planning & Development

**Action 8.1.4** Jan 01, 2026 - Dec 31, 2027 On Track Progress 0%

Apply the reference resources on community health including ULI and APA guidebooks, as well as the health-related recommendations of Vision North Texas.

Mid-Term

**Action Type**
Program

**Responsible Department or Agency**
Community Development, Planning & Development

This action item will be addressed as part of a future Department Initiative.

**Action 8.1.5** Jan 01, 2028 - Dec 31, 2035 Upcoming

Create an annual Community Health Report Card featuring the progress of programs focused on community health and the findings of the initial HIA and publish it online.

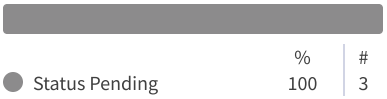
Long-Term

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

**Policy 8.2** Progress 0%

Enhance public awareness for community health goals.




Action: 3

**Action 8.2.1** Jan 01, 2026 - Dec 31, 2035 Status Pending Progress 0%

Create a robust public relations campaign centered on community health advocacy and promoting physical activity.

Long-Term Mid-Term

**Action Type**
Partnership

**Responsible Department or Agency**
Community Development

**Action 8.2.2** Jan 01, 2026 - Dec 31, 2035 Status Pending Progress 0%

Work with DISD to promote awareness of healthy lifestyle choices within Denton schools.

Long-Term Mid-Term

**Action Type**
Partnership

**Responsible Department or Agency**
Community Development

**Action 8.2.3** Jan 01, 2026 - Dec 31, 2035 Status Pending Progress 0%

Work with major employers and healthcare providers to promote healthy lifestyle choices within Denton employment centers.

Long-Term Mid-Term

**Action Type**
Partnership

**Responsible Department or Agency**
Community Development

**Policy 8.3** Progress 50%

Link healthy community goals and polices throughout the Comprehensive Plan and to Denton's sustainability plan.

Action: 4



| | % | # |
|---|---|---|
| Status Pending | 50 | 2 |
| Some Disruption | 25 | 1 |
| Completed | 25 | 1 |

**Action 8.3.3** Mar 01, 2022 - Dec 31, 2025 Status Pending Progress 0%

Incorporate complete streets guidelines into the mobility plan and periodically review and update following the guidance of NCTCOG and coordination with the Parks and Recreation Department.

Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Transportation

**Action 8.3.5** Ongoing - Ongoing Status Pending

Skipped in numbered order.

Not in Implementation Plan

**Action 8.3.6** Mar 01, 2022 - Dec 31, 2025 Some Disruption Progress 98%

Implement green infrastructure standards for private development and public rights-of-way as part of stormwater management polices to improve water quality and supply.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Environmental Services, Drainage, and Planning & Development

Draft revisions to the Design Criteria Manual are currently under public outreach and review with planned effective date March 1, 2026. Proposed revision will require 80% total suspended solids removal for all development one acre or more and allow use of decentralized controls and treatment trains which can incorporate various green stormwater infrastructure such as rain gardens, swales, filter strips, permeable pavement, green roofs, and other nature-based designs which can be multi-use, create habitat, and community beautification. Prior design criteria required total suspended solid removal for drainage areas greater than 10 acres by designing extended detention.

Stormwater Facility Maintenance Agreements are required with development review for post-construction stormwater structures to provide transparent record of maintenance needs for green and gray stormwater infrastructure which facilitates future management of privately owned stormwater structures. Proper maintenance aligns with the Denton strategic plan by enhancing infrastructure functionality, promotes water sustainability, and well-maintained infrastructure adds to quality of life for the community.

**Action 8.3.8** Mar 01, 2022 - Dec 31, 2025 Completed Progress 100%

Promote the Air North Texas Pollution Alert program to alert Denton residents when ozone levels are at potentially unhealthy levels, based on the Air Quality Index (AQI) monitored by NCTCOG.

Short-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Environmental Services, Transportation

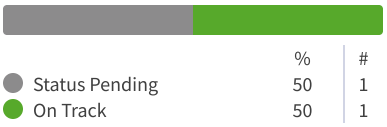
Promoting the Air North Texas Pollution Alert program has been strengthened through the launch of the City's Air Quality Dashboard in July 2025. The dashboard currently reports weekly average data for each sensor and pollutant, while also connecting residents to additional resources from TCEQ and the U.S. Environmental Protection Agency. By providing educational tools on air pollution, tracked pollutants, and how to interpret the Air Quality Index, the City is equipping the community with the knowledge to respond to ozone alerts and protect public health. Plans are underway to enhance this tool with near real-time data through an API, further improving transparency and accessibility.

**Policy 8.4**

Ensure effective disaster preparedness for natural and manmade disasters.

**Policy 8.5** Progress 0%

Ensure adequate police services to protect the health and safety of the Denton Community and business population.



| | % | # |
|---|---|---|
| Status Pending | 50 | 1 |
| On Track | 50 | 1 |

Action: 2

**Action 8.5.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Co-locate police facilities close by to other community facilities when possible for land use and operational efficiency.

**Mid-Term**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Police

**Action 8.5.4** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Encourage use of the Crime Prevention through Environmental Design (CPTED) design standards to reduce instances of crime.

**Short-Term**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

As an ongoing action, Planning staff encourages development that increases visibility and opportunities for “eyes on the street.” This includes enforcing the Denton Development Code’s requirements for windows and doors facing the street and the minimum lighting requirements in addition to collaborative efforts to ensure open spaces are well-designed and placed within the community.

**Policy 8.6** Progress 0%

Ensure adequate fire and emergency prevention and response to protect the health and safety of the Denton Community and business population.



| | % | # |
|---|---|---|
| Status Pending | 100 | 1 |

Action: 1

**Action 8.6.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

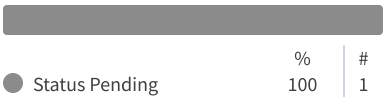
Co-locate fire and emergency services facilities close by to other community facilities when possible for land use and operational efficiency.

**Mid-Term**

**Responsible Department or Agency**
Planning & Development, Fire

**Policy 8.7** Progress 0%

Establish a framework for the formation of programs to serve Denton's communities of need.




Action: 1

**Action 8.7.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Establish a consortium among city and county departments, DISD, and local youth-focused non-profits to prioritize and create an action plan for identifying and updating the needs of Denton youth and identify key partners to aid in implementation of programs.

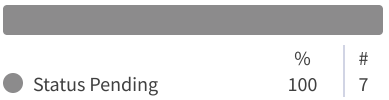
**Mid-Term**

**Action Type**
Outreach

**Responsible Department or Agency**
Community Development

**Policy 8.8** Progress 0%

Proactively identify and organize volunteer opportunities within the city that will link Denton residents with opportunities to serve their fellow citizens.




Action: 7

**Action 8.8.1** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Establish a City of Denton staff position to oversee volunteer organization and mobilization.

**Mid-Term**

**Responsible Department or Agency**
Community Development

**Action 8.8.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Work with non-profit groups to identify existing volunteer programs and create a framework for identifying additional program needs.

**Mid-Term**

**Responsible Department or Agency**
Community Development

**Action 8.8.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Regularly update and enliven the page on the Denton website advertising volunteer opportunities.

**Mid-Term**

**Responsible Department or Agency**
Community Development

**Action 8.8.4** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Establish partnerships with UNT, TWU, and NCTC to volunteer within the community.

**Mid-Term**

**Action Type**
Partnership

**Responsible Department or Agency**
Community Development

**Action 8.8.5** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Establish partnerships with major employers to volunteer within the community.

**Mid-Term**

**Responsible Department or Agency**
Community Development

**Action 8.8.6** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Work with the Denton County Health Department to continue and expand volunteer opportunities related to the provisioning of health care and health education.

**Mid-Term**

**Responsible Department or Agency**
Community Development

**Action 8.8.7** Ongoing - Ongoing Status Pending

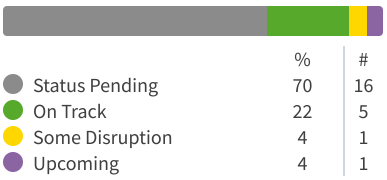
Include volunteer opportunities in the programming of community facilities and link them with school programs.

**Not in Implementation Plan**

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**Element 9** Progress 11%

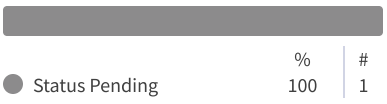
**Infrastructure and Utilities** ensures the provision of adequate infrastructure and facilities that will complement the future growth of Denton. This includes water, wastewater, stormwater, solid waste, and electric. In addition to baseline service, strategies for sustainable practices such as sustainable energy and green infrastructure are included in this Element.




Policy: 13 Action: 23

**Policy 9.1** Progress 0%

Seek economically favorable sources of power and continue to develop programs to increase operational efficiency to offer stable and competitively-priced electric rates and exceptional customer service compared to the deregulated market.




Action: 1

**Action 9.1.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Identify, evaluate, incentivize, and invest in new technologies that support the city's sustainability goals when economically feasible.

Mid-Term

**Action Type**
Program

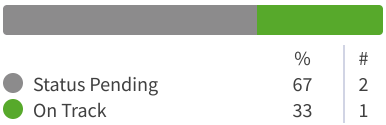
**Responsible Department or Agency**
DME

**Policy 9.2**

Seek cost-effective opportunities for expanding DME’s renewable portfolio.

**Policy 9.3** Progress 30%

Continue to advance the use of municipal lighting fixtures that direct illumination efficiently, reduce nuisance lighting problems, and enhance views of the nighttime sky.




Action: 3

**Action 9.3.1** Mar 01, 2022 - Dec 31, 2025 On Track Progress 90%

Establish a purchase policy for municipal lighting fixtures that are energy efficient and where feasible prioritize non-toxic, non-hazardous lighting equipment materials, avoid glare, spill light and energy waste.

Short-Term

**Action Type**
Program

**Responsible Department or Agency**
Facilities, Environmental Services, DME

DME has instituted a change to the City of Denton’s Design Criteria manual which requires all new street lights to be dark sky compliant. City of Denton Engineering coordinating the adoption of the new rules through City Council.

**Action 9.3.2** Jan 01, 2026 - Dec 31, 2035 Status Pending Progress 0%

Support the development of an ordinance that applies the Illuminating Engineering Society of North America (IES) recommendations for residential, commercial, and industrial properties.

Long-Term Mid-Term

**Action Type**
Regulation
Planning

**Responsible Department or Agency**
Planning & Development, DME

**Action 9.3.3** Jan 01, 2026 - Dec 31, 2035 Status Pending Progress 0%

Include guidelines for lighting standards as part of the Urban Design Plan and Area Plans to encourage sustainable lighting strategies in private development.

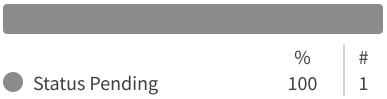
Long-Term Mid-Term

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Planning & Development, DME

**Policy 9.4** Progress 0%

Coordinate with service providers to ensure availability of communications infrastructure throughout the city.




Action: 1

**Action 9.4.4** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Work with local businesses via the Chambers of Commerce and telecommunication companies to sponsor free public wireless internet (Wi-Fi) and increase availability throughout the city.

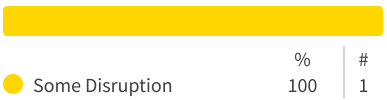
Mid-Term

**Action Type**
Program

**Responsible Department or Agency**
Tech Services

**Policy 9.5** Progress 20%

Install underground electric distribution facilities wherever practical.




Action: 1

**Action 9.5.4** Mar 01, 2022 - Dec 31, 2025 Some Disruption Progress 20%

Develop ordinance criteria that encourage service providers (i.e., cable, telephone, electricity, data communications, etc.) in the city to convert existing overhead facilities to underground by adopting and promoting the same service criteria utilized by DME.

Short-Term

**Action Type**
Partnership

**Responsible Department or Agency**
DME, Planning & Development

DME is working with the City's two largest telecom companies on new joint use agreements. The negotiated agreement with Verizon has been completed and is approved by the City Council. There are current, ongoing negotiations with Charter. DME will develop a strategy for communication with the other electric providers (CoServ and Oncor) in the area to bring forward the City's desire for underground conversions where appropriate and consistent with the City's and DME's practices and service policies.

**Policy 9.6** Progress 60%

Develop long-term water supply contracts and reduce per capita water use to ensure adequate water supply.




Action: 1

**Action 9.6.1** Mar 01, 2022 - Apr 30, 2026 On Track Progress 60%

Review, renew, and maintain the city's untreated water supply contract with the City of Dallas.

Short-Term

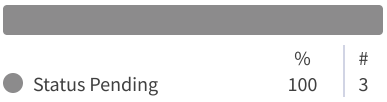
**Action Type**
Program

**Responsible Department or Agency**
Water

Drat Contract with Denton's comments sent to Dallas, meeting set with Dallas on January 15, 2026. Draft AIS and presentation complete.

**Policy 9.7** Progress 0%

Develop and operate water infrastructure in cooperation with other entities so that it is safe, reliable, cost effective, limits negative environmental impacts, and sufficient to meet future demands.




Action: 3

**Action 9.7.6** Jan 01, 2026 - Dec 31, 2035 Status Pending Progress 0%

Balance new elevated storage tanks to the existing elevated storage tanks and allow for adequate refill rates.

Long-Term Mid-Term

**Action Type**
Planning

**Responsible Department or Agency**
Water

**Action 9.7.7** Jan 01, 2026 - Dec 31, 2035 Status Pending Progress 0%

Build additional elevated storage over the next twenty years to accommodate future water needs.

Long-Term Mid-Term

**Action Type**
Planning

**Responsible Department or Agency**
Water

**Action 9.7.8** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Establish maintenance regulations that ensure long-term viability of water infrastructure.

Mid-Term

**Action Type**
Regulation

**Responsible Department or Agency**
Engineering

**Policy 9.8** Progress 0%

Develop and operate wastewater infrastructure in cooperation with other entities so that it is safe, reliable, cost effective, limits negative environmental impacts, and is sufficient to meet future demands.




Action: 1

**Action 9.8.3** Jan 01, 2028 - Dec 31, 2035 Upcoming

Locate wastewater facilities in areas that meet engineering criteria and are compatible with adjacent properties to the greatest extent possible.

Long-Term

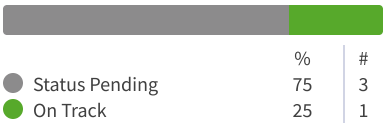
**Action Type**
Program

**Responsible Department or Agency**
Wastewater

**Policy 9.9** Progress 1%

Expand resource recovery options within the wastewater system.

Action: 4




**Action 9.9.1** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Implement a targeted educational program on the benefits of wastewater effluent reuse to high-volume users for non-potable uses.

**Mid-Term**

**Action Type**
Outreach
Partnership

**Responsible Department or Agency**
Wastewater, Marketing and Communications

**Action 9.9.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Engage in long-term partnerships that implement wastewater effluent reuse for non-potable uses.

**Mid-Term**

**Action Type**
Outreach
Partnership

**Responsible Department or Agency**
Wastewater, Marketing and Communications

**Action 9.9.3** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Expand the capabilities of providing effluent to the industrial and commercial sectors as well as parks and golf courses for irrigation purposes.

**Mid-Term**

**Action Type**
Outreach
Partnership

**Responsible Department or Agency**
Wastewater, Marketing and Communications

**Action 9.9.4** Mar 01, 2022 - Dec 31, 2027 On Track Progress 5%

Evaluate additional biosolid recovery options and expand DynoDirt product production, as practical.

Mid-Term Short-Term

**Action Type**
Planning

**Responsible Department or Agency**
Wastewater, Solid Waste & Recycling

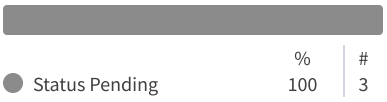
Biosolid recovery options are being examined with the Pecan Creek Expansion project. These efforts are being coordinated with the Master Planning for wastewater.

**Policy 9.10**

Protect the quality of surface water from the negative impacts of erosion, flooding, and pollution.

**Policy 9.11** Progress 0%

Upgrade substandard drainage systems in a way that incorporates green infrastructure BMPs and watershed system-level site design.




Action: 3

**Action 9.11.1** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Provide low impact drainage facilities by reserving a sufficient amount of land for landscaping, green space, or other permeable areas based on fully developed watershed conditions in developments.

Mid-Term

**Action Type**
Planning
Program

**Responsible Department or Agency**
Engineering, Environmental Services

**Action 9.11.2** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Continue to implement the North Central Texas Council of Government's (NCTCOG's) iSWM Criteria Manual for Site Development and Construction and continue to participate with regional groups to identify and implement best practices.

Mid-Term

**Action Type**
Planning
Program

**Responsible Department or Agency**
Engineering, Environmental Services

**Action 9.11.5** Jan 01, 2026 - Dec 31, 2027 Status Pending Progress 0%

Establish maintenance regulations that ensures long-term viability of green infrastructure systems.

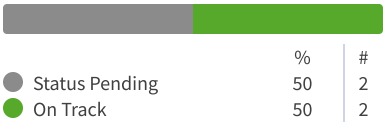
**Mid-Term**

**Action Type**
Regulation

**Responsible Department or Agency**
Engineering

**Policy 9.12** Progress 18%

Apply low impact development criteria, including green infrastructure practices approved as part of the city's Watershed Protection Program, to new development and redevelopment projects.




Action: 4

**Action 9.12.2** Mar 01, 2022 - Dec 31, 2025 Status Pending Progress 0%

Update the Drainage Design Criteria Manual and Denton Development Code Subchapters 18 and 19 to address low impact development, including green infrastructure BMPs.

**Short-Term**

**Action Type**
Regulation

**Responsible Department or Agency**
Environmental Services, Drainage, Planning & Development

**Action 9.12.3** Mar 01, 2022 - Dec 31, 2025 On Track Progress 35%

Update the landscaping standards of the Denton Development Code to promote use of drought-tolerant plant materials and water-efficient irrigation practices in all new development.

**Short-Term**

**Action Type**
Regulation

**Responsible Department or Agency**
Environmental Services, Drainage, Planning & Development

The Development Code Review Committee is currently reviewing regulations and proposed amendments to the Tree and Landscape sections of the Denton Development Code. Amendments are intended to promote industry best practices, clarify existing requirements, and encourage the use of water efficient practices and low-impact design. The Development Code Review Committee is expected to complete their review of the Tree and Landscape Code Amendments in early 2026 and it is anticipated these amendments will be brought forward to the Planning and Zoning Commission and City Council for consideration in Spring of 2026.

**Action 9.12.4** Mar 01, 2022 - Dec 31, 2025 On Track Progress 35%

Promote low-impact development implementation to improve stormwater quantity and quality system-wide.

Short-Term

**Action Type**
Planning
Program

**Responsible Department or Agency**
Engineering, Environmental Services

The Development Code Review Committee is currently reviewing regulations and proposed amendments to the Tree and Landscape sections of the Denton Development Code. Amendments are intended to promote industry best practices, clarify existing requirements, and encourage the use of water efficient practices and low-impact design. The Development Code Review Committee is expected to complete their review of the Tree and Landscape Code Amendments in early 2026 and it is anticipated these amendments will be brought forward to the Planning and Zoning Commission and City Council for consideration in Spring of 2026.

**Action 9.12.5** Mar 01, 2022 - Dec 31, 2025 Status Pending Progress 0%

Revise policies that allow use of man-made water features for decorative purposes only. Require polices that expand basin functionality such as for stormwater detention, irrigation water storage, wildlife habitat or other related purposes.

Short-Term

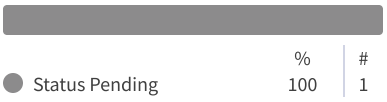
**Action Type**
Regulation

**Responsible Department or Agency**
Environmental Services, Drainage, Planning & Development

**Policy 9.13** Progress 0%

Protect the 100-year floodplain to reduce flooding and improve water quality.

Action: 1




**Action 9.13.5** Jan 01, 2026 - May 31, 2027 Status Pending Progress 0%

Upgrade the flood monitoring system to include predictive flooding condition capabilities.

Mid-Term

**Action Type**
Regulation
Program

**Responsible Department or Agency**
Engineering, Environmental Services

# Denton 2040 Comprehensive Plan

Growing with a Unified Purpose

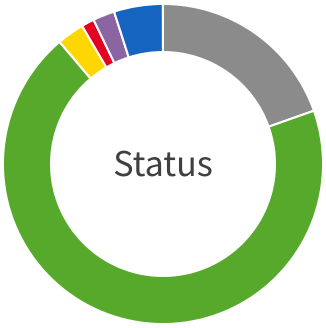
# Plan Progress Report

Reporting Period: April 1, 2025 through September 30, 2025

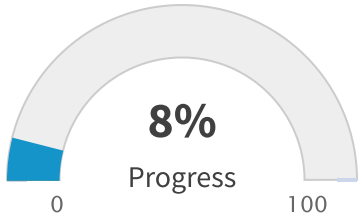
Report Created On: Feb 03, 2026

| 9 | 123 | 318 |
|---|---|---|
| Element | Policy | Action |

## Overall Summary




| | % |
|---|---|
| Status Pending | 20 |
| On Track | 69 |
| Some Disruption | 3 |
| Major Disruption | 1 |
| Upcoming | 2 |
| Completed | 5 |




## Executive Summary

This report presents a focused overview of strategic actions that advance the goals outlined in the Denton 2040 Comprehensive Plan. It highlights initiatives that reflect meaningful progress toward the community's long-term vision, while excluding over 300 actions identified as ongoing and considered part of standard municipal operations. By concentrating on discrete, forward-moving efforts, this summary provides a clear snapshot of the City's commitment to transformative growth, sustainability, and quality of life for all residents.

**Report Legend** **Priority** No Update Overdue

**Element 1**

**Plan Framework** includes a summary of Denton's history and where the City is today. It then describes the purpose and process used to develop the Comprehensive Plan. This Element also includes the Community Vision Statement and an overview of the steps involved in analyzing the conditions that would drive the goals, policies and actions contained in the Comprehensive Plan.

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**Element 2** Progress 0%

**Land Use** includes goals and policies necessary to ensure that the City will direct growth according to sound principles and to ensure that the balance of land uses matches the City's needs for the future.




Policy: 18 Action: 24

**Policy 2.1** Progress 0%

Maintain an updated Existing Land Use Map




Action: 1

**Action 2.1.1** Ongoing - Ongoing On Track

Continue using GIS and other databases to report parcel level data, track land use changes associated with development and redevelopment and revise the exiting land use map annually.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

Continuing to use GIS and other databases to report parcel-level data, track land use changes associated with development and redevelopment, and revise the existing land use map annually is an established component of Planning staff's ongoing operations. This practice ensures accurate, data-driven decision-making, supports transparency and accountability, and advances the City's long-term goals for responsive land use planning and sustainable urban development.

**Policy 2.2** Progress 0%

Utilize the Preferred Growth Concept Map, the Preferred Land Preservation Plan and the Future Land Use Map to guide all development review applications within the plan horizon.




Action: 3

**Action 2.2.1** Ongoing - Ongoing On Track

Utilize the Denton Development Code (DDC) to ensure that future development review applications are consistent with the Preferred Growth Concept Map, the Preferred land Preservation Plan and the Future Land Use Map.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Utilizing the Denton Development Code (DDC) to ensure that future development review applications are consistent with the Preferred Growth Concept Map, the Preferred Land Preservation Plan, and the Future Land Use Map is an established component of Planning staff's ongoing operations. This is an ongoing action whereby Planning staff utilizes the Denton 2040 Comprehensive Plan Future Land Use Map with associated designations as a criterion for recommendations for all updates to the DDC's Table of Allowed Uses, Use-Specific Standards, and development regulations—advancing the City's long-term goals for coordinated growth, land conservation, and sustainable urban development.

**Action 2.2.2** Ongoing - Ongoing On Track

Revise zoning districts for consistency with future land use designations.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Revising zoning districts for consistency with future land use designations is an established component of Planning staff's ongoing operations. This practice ensures that regulatory frameworks align with the City's long-term vision as outlined in the Comprehensive Plan, supporting Denton's goals for orderly growth, land use compatibility, and the efficient implementation of development policies.

**Action 2.2.3** Ongoing - Ongoing | On Track

Revise the Zoning Map for consistency with the Preferred Growth Concept Map and the Future Land Use Map. Involve the affected property owners and general public in this effort. Property owners will be properly notified before any action is taken.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Revising the Zoning Map for consistency with the Preferred Growth Concept Map and the Future Land Use Map—and involving affected property owners and the general public in this effort—is an established component of Planning staff's ongoing operations. This practice ensures that zoning updates reflect the City's long-term vision, uphold transparency, and foster community trust. Property owners are properly notified before any action is taken, supporting Denton's commitment to inclusive engagement, responsible land use, and coordinated growth.

**Policy 2.3** Progress 0%

Provide expanded flexibility for mixed-use by implementing the mixed-use future land use designations that reflect the priorities of the Denton community and reflect current market conditions.




Action: 1

**Action 2.3.1** Ongoing - Ongoing | On Track

Create Area Plans and Overlay Districts to implement the mixed-use future land use designations on the Future Land Use Map and the focus areas on the Focus Area Concept Map.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Creating Area Plans and Overlay Districts to implement the mixed-use designations outlined in the Future Land Use Map and the Focus Area Concept Map is an established component of Planning staff's ongoing operations, ensuring consistent alignment with Denton's long-term growth strategy and providing a structured framework for guiding context-sensitive, mixed-use development across the City.

**Policy 2.4** Progress 0%

Use the Denton Mobility Plan and Capital Improvement Plan (CIP) to coordinate mobility and infrastructure planning to be consistent with the Land Use Element.




Action: 2

**Action 2.4.2** Ongoing - Ongoing On Track

Update the Capital Improvement Plan (CIP) to prioritize the implementation of the Comprehensive Plan and the Mobility Plan.

**Ongoing**

**Action Type**
Capital
Program

**Responsible Department or Agency**
Engineering, Planning & Development, Parks & Recreation, and Environmental Services

The City routinely updates the Capital Improvement Plan (CIP) to ensure that infrastructure investments align with the Denton 2040 Comprehensive Plan and the Mobility Plan. Each year, City Council reviews and prioritizes projects through the budget process, directing funding to those that best support community goals. This ongoing effort ensures that capital projects advance sustainable growth, improve mobility and connectivity, and deliver equitable access to public facilities, turning the long-term vision of Denton 2040 into tangible results.

**Action 2.4.3** Ongoing - Ongoing On Track

Update the Transportation Criteria Manual to reflect the goals and policies of the Comprehensive Plan and the Mobility Plan.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Transportation and Planning & Development

Updating the Transportation Criteria Manual to reflect the goals and policies of the Comprehensive Plan and the Mobility Plan is an established component of ongoing operations led by Transportation and Planning staff. This action ensures that infrastructure standards align with Denton's long-term vision for multimodal connectivity, sustainable development, and coordinated land use and transportation planning.

**Policy 2.5** Progress 0%

Improve coordination with other entities to implement the goals and policies of the Comprehensive Plan.

Action: 4



**Action 2.5.1** Ongoing - Ongoing On Track

Continue coordination meetings with TxDOT, DCTA, and DISD on roadway and infrastructure projects.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
All Departments

Continuing coordination meetings with TxDOT, DCTA, and DISD on roadway and infrastructure projects is an established component of the City's ongoing operations. These collaborative efforts ensure alignment across agencies, support efficient planning and implementation, and advance Denton's long-term goals for integrated transportation systems, safe mobility, and strategic infrastructure investment.

**Action 2.5.2** Ongoing - Ongoing On Track

Continue meeting with university leadership regarding roadway and infrastructure improvements impacting the universities.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation

Continuing meetings with university leadership regarding roadway and infrastructure improvements impacting the universities is an established component of the City's ongoing operations. These engagements foster collaboration, ensure alignment between municipal and institutional priorities, and support Denton's long-term goals for coordinated planning, multimodal connectivity, and responsive infrastructure development in and around campus areas.

**Action 2.5.3** Ongoing - Ongoing On Track

Maintain regular communication with North Central Texas Council of Government (NCTCOG) on funding opportunities for necessary pedestrian, transit, and connectivity infrastructure projects.

**Ongoing**

Maintaining regular communication with the North Central Texas Council of Governments (NCTCOG) on funding opportunities for necessary pedestrian, transit, and connectivity infrastructure projects is an established component of the City's ongoing operations. This engagement supports strategic investment in multimodal infrastructure, enhances regional coordination, and advances Denton's long-term goals for sustainable mobility, equitable access, and resilient transportation systems.

**Action 2.5.4** Ongoing - Ongoing | On Track

Continue regular coordination meetings with other entities such as utility providers, surrounding municipalities, and regional and federal agencies for land use, mobility and infrastructure planning.

**Ongoing**

Continuing regular coordination meetings with entities such as utility providers, surrounding municipalities, and regional and federal agencies for land use, mobility, and infrastructure planning is an established component of the City's ongoing operations. These collaborative efforts strengthen interagency alignment, support efficient and integrated development, and advance Denton's long-term goals for sustainable growth, regional connectivity, and resilient infrastructure systems.

**Policy 2.6**

Promote mixed-use development, diversification, and intensification of Downtown Denton.

**Policy 2.7**

Encourage collaborative planning for development and redevelopment surrounding UNT, TWU, and other major institutions.

**Policy 2.8** Progress 0%

Create incentives and regulatory tools to promote new development or redevelopment of key centers and corridors.




Action: 1

**Action 2.8.3** Ongoing - Ongoing | On Track

Through the city's Capital Improvement Program (CIP), prioritize investments in designated centers and corridors based on mobility recommendations and street standards.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Transportation and Planning & Development

Prioritizing investments in designated centers and corridors based on mobility recommendations and street standards through the City's CIP is an established component of ongoing operations. This strategic approach ensures that infrastructure funding supports multimodal connectivity, aligns with adopted planning frameworks, and advances Denton's long-term goals for sustainable development, equitable access, and vibrant urban environments.

**Policy 2.9** Progress 0%

Promote the stability and livability of established neighborhoods through the creation of guidelines and standards for compatible infill and the removal of impediments to redevelopment.




Action: 2

**Action 2.9.5** Ongoing - Ongoing On Track

Apply neighborhood conservation strategies such as targeted code enforcement, housing rehabilitation, and clearance of blighted properties.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Community Development and Community Improvement Services

Applying neighborhood conservation strategies—such as targeted code enforcement, housing rehabilitation, and clearance of blighted properties—is an established component of the City's ongoing operations. These efforts help preserve neighborhood character, improve housing quality, and support Denton's long-term goals for community revitalization, public health, and equitable development.

**Action 2.9.6** Ongoing - Ongoing On Track

As new zoning districts are developed, ensure that the new zoning districts are consistent with the FLUM and the land use designations.

**Ongoing**

Ensuring that new zoning districts are consistent with the Future Land Use Map (FLUM) and associated land use designations as they are developed is an established component of Planning staff's ongoing operations. This action supports alignment between regulatory frameworks and the City's long-term vision for growth and development. Planning staff utilize the Denton 2040 Comprehensive Plan FLUM and its designations as a criterion for recommending updates to the Denton Development Code's Table of Allowed Uses, Use-Specific Standards, and development regulations—advancing coordinated planning, land use consistency, and sustainable urban form.

**Policy 2.10**

Promote the stability, quality, and functionality of commercial and employment areas through improved development standards and by addressing obsolescence.

**Policy 2.11**

Promote development of Master Planned Communities (MPCs) and Planned Developments that are consistent with the long-term vision of the Preferred Land Preservation Plan and FLUM.

**Policy 2.12** Progress 0%

Expand the city limits through annexations at a rate consistent with the city's growth rate and the demand for additional land, based on fiscal impact, the feasibility and cost-effectiveness of the provision of city infrastructure and services.




Action: 1

**Action 2.12.2** Ongoing - Ongoing | On Track

Base future annexations on considerations of fiscal impact, covering all public facilities and services, and on a determination of adequate public facilities.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Economic Development, Water, Wastewater, and DME

Basing future annexations on considerations of fiscal impact—covering all public facilities and services—and on a determination of adequate public facilities is an established component of ongoing operations led by Planning, Water, Wastewater, and Denton Municipal Electric staff. This approach ensures that annexation decisions are financially responsible, infrastructure-ready, and aligned with Denton's long-term goals for sustainable growth, efficient service delivery, and coordinated land use and utility planning.

**Policy 2.13** Progress 0%

Ensure proper and orderly development of both surface uses and mineral interests within the City's boundaries and extra-territorial jurisdiction under current conditions.




Action: 2

**Action 2.13.1** Ongoing - Ongoing | On Track

Ensure that Denton is applying best practices to minimize the impacts of gas wells and pipelines. Monitor the implementation of the 2016 gas well ordinance and the 2020 gas well setback ordinance and identify the ongoing impacts of gas well drilling and production on surface development costs and on roads and traffic patterns, the future effects of such activities on the Mobility Plan, and the fiscal and economic impacts of gas well development.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Environmental Services and Sustainability, Planning & Development, and Legal

Ensuring that Denton is applying best practices to minimize the impacts of gas wells and pipelines is an established component of ongoing operations led by Environmental Services, Sustainability, and Planning staff. This includes monitoring the implementation of the 2016 Gas Well Ordinance and the 2020 Gas Well Setback Ordinance, and identifying the ongoing impacts of gas well drilling and production on surface development costs, roads and traffic patterns, the future effects on the Mobility Plan, and the fiscal and economic implications of gas well development. These efforts support Denton's long-term goals for environmental protection, public safety, and coordinated land use and infrastructure planning.

**Action 2.13.3** Ongoing - Ongoing | On Track

Consider the impacts of gas drilling and production sites and the location of pipelines in future updates to the Mobility Plan.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Environmental Services and Sustainability, Planning & Development, and Legal

Considering the impacts of gas drilling and production sites, as well as the location of pipelines, in future updates to the Mobility Plan is an established component of ongoing operations led by Planning, Environmental Services, Sustainability, and Transportation staff. This practice ensures that infrastructure planning accounts for safety, land use constraints, and long-term mobility needs—supporting Denton's goals for coordinated development, resilient transportation networks, and responsible environmental stewardship.

**Policy 2.14** Progress 0%

Protect rural character and scenic open space at the city's Edge to promote the achievement of the Preferred Growth Concept, Preferred Land Preservation Plan, and the FLUM.




Action: 1

**Action 2.14.1** Ongoing - Ongoing | On Track

Promote conservation (clustered) development in rural areas, with permanently protected open space in conservation easements, as an alternative to large lot development.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Promoting conservation (clustered) development in rural areas—with permanently protected open space in conservation easements as an alternative to large lot development—is an established component of Planning staff's ongoing operations. This strategy supports efficient land use, preserves natural and agricultural resources, and advances Denton's long-term goals for sustainable growth, rural character preservation, and environmentally responsible development.

**Policy 2.15** Progress 0%

Support continued intergovernmental coordination to address common issues of growth management and resource conservation and provision of public facilities and services.




Action: 2

**Action 2.15.1** Ongoing - Ongoing | On Track

Maintain coordination with NCTCOG on issues of sustainable development, regional mobility, and stormwater management.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
All Departments

Maintaining coordination with the North Central Texas Council of Governments (NCTCOG) on issues of sustainable development, regional mobility, and stormwater management is an established component of the City's ongoing operations. This collaboration supports integrated planning efforts, enhances access to regional resources and expertise, and advances Denton's long-term goals for environmental stewardship, multimodal connectivity, and resilient infrastructure systems.

**Action 2.15.2** Ongoing - Ongoing | On Track

Maintain engagement with Denton County and adjacent municipalities concerning coordinated planning and development review for projects with regional impacts and the application of innovative standards for roads, infrastructure, and development.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
All Departments

Maintaining engagement with Denton County and adjacent municipalities concerning coordinated planning and development review for projects with regional impacts—and the application of innovative standards for roads, infrastructure, and development—is an established component of the City's ongoing operations. This collaboration strengthens regional alignment, promotes efficient and forward-thinking development practices, and advances Denton's long-term goals for sustainable growth, infrastructure innovation, and intergovernmental coordination.

**Policy 2.16** Progress 0%

Support designated future land uses within the Extraterritorial Jurisdiction (ETJ) to control the extent and character of development in the city's periphery.




Action: 3

**Action 2.16.1** Ongoing - Ongoing On Track

Continue to monitor growth in the ETJ by requiring City approval of subdivision applications in its ETJ through the established interlocal agreement with Denton County. Consider coordinating with Denton County to update the established interlocal agreement.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Continuing to monitor growth in the Extraterritorial Jurisdiction (ETJ) by requiring City approval of subdivision applications through the established interlocal agreement with Denton County is an established component of Planning staff's ongoing operations. This practice ensures that development in the ETJ aligns with the City's land use goals and infrastructure standards. Planning staff also consider coordinating with Denton County to update the interlocal agreement as needed—supporting Denton's long-term goals for managed growth, regional collaboration, and consistent development oversight.

**Action 2.16.2** Ongoing - Ongoing On Track

Encourage proposed subdivision applications in the ETJ to be consistent with the Preferred Growth Concept, FLUM, established future land use designations and standards, and preserves rural character and natural environment.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Encouraging proposed subdivision applications in the Extraterritorial Jurisdiction (ETJ) to be consistent with the Preferred Growth Concept, Future Land Use Map (FLUM), and established future land use designations and standards—while preserving rural character and the natural environment—is an established component of Planning staff's ongoing operations. This practice supports Denton's long-term goals for managed growth, environmental stewardship, and alignment between development patterns and the City's strategic vision.

**Action 2.16.4** Ongoing - Ongoing | On Track

Coordinate with surrounding municipalities as part of the approval process for development proposals in Denton's ETJ where the proposed development is in close proximity or where a municipality shares a boundary.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Planning & Development

Coordinating with surrounding municipalities as part of the approval process for development proposals in Denton's Extraterritorial Jurisdiction (ETJ)—particularly where proposed development is in close proximity or shares a boundary with another municipality—is an established component of Planning staff's ongoing operations. This practice promotes regional consistency, minimizes potential conflicts, and supports Denton's long-term goals for collaborative growth management, efficient service delivery, and responsible land use planning.

**Policy 2.17**

Continue to facilitate and support desired forms of development and improved standards for urban design and placemaking that are consistent with the Preferred Growth Scenario, Preferred Land Preservation Plan, and FLUM.

**Policy 2.18** Progress 0%

Set a high standard of quality in the design of the public realm to enhance appearance and functionality.




Action: 1

**Action 2.18.2** Ongoing - Ongoing | On Track

Coordinate design guidelines with the Mobility Plan goals and policies to achieve a functional street network for a wide range of transportation options.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation

Coordinating design guidelines with the Mobility Plan goals and policies is an established responsibility of Transportation staff, embedded in Denton's ongoing operations to ensure a cohesive, multimodal street network that aligns with the City's long-term mobility and urban design objectives.

**Element 3** Progress 0%

**Fiscal and Economic Vitality** contains goals and policies related to the economic strength of the city and principles for growing in a fiscally healthy manner.




Policy: 15 Action: 41

**Policy 3.1** Progress 0%

Use the Future Land Use Map (FLUM), the 2020 Economic Development Strategic Plan, and the 2021 Affordable Housing Needs Market Value Analysis to ensure adequate development areas exist to support a self-sustaining economy with a diversity of live/work/play development opportunities.




Action: 2

**Action 3.1.1** Ongoing - Ongoing On Track

Ensure adequate land for future economic growth, particularly in the nonresidential future land use categories, including a sufficient buffer zone adjacent to protected land uses.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Ensuring adequate land for future economic growth—particularly within nonresidential future land use categories and including a sufficient buffer zone adjacent to protected land uses—is an established component of Planning staff's ongoing operations. This practice supports Denton's long-term goals for balanced development, economic vitality, and land use compatibility by preserving opportunities for commercial and industrial growth while safeguarding sensitive areas and maintaining community character.

**Action 3.1.2** Ongoing - Ongoing On Track

Partner and collaborate with developers to provide sufficient workforce housing to meet market demands and diversify housing choices.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Economic Development and Planning & Development

Partnering and collaborating with developers to provide sufficient workforce housing that meets market demands and diversifies housing choices is an established component of ongoing operations led by Economic Development and Planning staff. This effort supports Denton's long-term goals for housing affordability, inclusive growth, and economic vitality by ensuring that a range of housing options are available to meet the needs of the local workforce and sustain a balanced community.

**Policy 3.2** Progress 0%

Ensure the development of new workplaces that are close to and complement surrounding residential, civic, and recreational land uses.




Action: 1

**Action 3.2.1** Ongoing - Ongoing On Track

Use the FLUM, the 2020 Economic Development Strategic Plan, and the 2021 Affordable Housing Needs Market Value Analysis as the guide to all future development, which places jobs and residences in close proximity, where appropriate.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

Using the Future Land Use Map (FLUM), the 2020 Economic Development Strategic Plan, and the 2021 Affordable Housing Needs Market Value Analysis as guiding tools for all future development is an established component of Planning staff's ongoing operations. This integrated approach ensures that development decisions support the strategic placement of jobs and residences in close proximity where appropriate—advancing Denton's long-term goals for economic vitality, housing diversity, and sustainable, well-connected communities.

**Policy 3.3** Progress 0%

Ensure consistency between the City's existing regulations and policies and the 2020 Economic Development Strategic Plan for identifying and recruiting target industries.




Action: 4

**Action 3.3.1** Ongoing - Ongoing On Track

Work with the Chamber of Commerce and Convention and Visitors Bureau to increase Denton's visibility among the identified target industry employers and their trade organizations.

**Ongoing**

Working with the Chamber of Commerce and the Convention and Visitors Bureau to increase Denton's visibility among identified target industry employers and their trade organizations is an established component of the City's ongoing operations. This collaboration promotes economic development, strengthens regional partnerships, and supports Denton's long-term goals for business attraction, industry diversification, and enhanced community recognition.

**Action 3.3.2** Ongoing - Ongoing On Track

Build partnerships between industry, local K-12, and post-secondary institutions (specifically TWU, UNT and NCTC) to design training and internship programs to provide the workforce for the identified target industry employers and entrepreneurs.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Economic Development and Airport

Revising the Zoning Map for consistency with the Preferred Growth Concept Map and the Future Land Use Map—and involving affected property owners and the general public in this effort—is an established component of ongoing operations led by Economic Development and Denton Enterprise Airport staff. This practice ensures that zoning updates reflect the City's long-term vision, uphold transparency, and foster community trust. Property owners are properly notified before any action is taken, supporting Denton's commitment to inclusive engagement, responsible land use, and coordinated growth.

These efforts also include strategic partnerships with Texas Woman's University to support its aviation program launched in 2024, and with the University of North Texas through the Texoma Innovation Engine—advancing Denton's goals for workforce development, industry collaboration, and innovation-driven economic expansion.

**Action 3.3.3** Ongoing - Ongoing On Track

Actively recruit new business to the Denton Enterprise Airport, ECO-W.E.R.C.S., and UNT's Discovery Park area.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Economic Development and Airport

Actively recruiting new business to the Denton Enterprise Airport, ECO-W.E.R.C.S., and the University of North Texas's Discovery Park area is an established component of ongoing operations led by Economic Development and Denton Enterprise Airport staff. These efforts focus on attracting innovative companies, expanding industry clusters, and leveraging strategic assets to support Denton's long-term goals for economic growth, job creation, and regional competitiveness in advanced manufacturing, aviation, and technology sectors.

In support of these efforts, the City of Denton, Denton Chamber of Commerce, and Denton Economic Development Partnership work closely with the Denton Independent School District, Texas Woman's University, North Central Texas College, and the University of North Texas to discuss and provide training resources and solutions to current and potential employers—strengthening workforce pipelines and aligning talent development with industry needs.

**Action 3.3.4** Ongoing - Ongoing On Track

Develop public-private partnerships to ensure adequate space for the growth of small businesses, entrepreneurs, and spin-off local businesses of the target industries' larger employers.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Economic Development

Developing public-private partnerships to ensure adequate space for the growth of small businesses, entrepreneurs, and spin-off local businesses of the target industries' larger employers is an established component of Economic Development staff's ongoing operations. These efforts foster a supportive business ecosystem, promote innovation and entrepreneurship, and advance the City of Denton's long-term goals for economic diversification, job creation, and sustainable industry cluster development.

**Policy 3.4** Progress 0%

Improve the workforce opportunities for the resident labor force and local university graduates.




Action: 5

**Action 3.4.1** Ongoing - Ongoing On Track

Facilitate partnerships between private industry, the public and private schools, and industry and trade groups to support business recruitment and expansion efforts.

**Ongoing**

Facilitating partnerships between private industry, public and private schools, and industry and trade groups to support business recruitment and expansion efforts is an established component of the City's ongoing operations. These collaborations strengthen workforce pipelines, align educational programs with market needs, and advance Denton's long-term goals for economic development, talent retention, and industry diversification.

**Action 3.4.2** Ongoing - Ongoing On Track

Strengthen partnership and collaboration with the universities to grow workforce development opportunities between the educational programs, the Denton Enterprise Airport, and the aviation/aerospace industry.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Economic Development and Airport

Strengthening partnership and collaboration with universities to grow workforce development opportunities between educational programs, the Denton Enterprise Airport, and the aviation/aerospace industry is an established component of ongoing operations led by Economic Development and Denton Enterprise Airport staff. These efforts connect academic institutions with industry needs, foster talent pipelines, and support Denton's long-term goals for innovation, job creation, and regional leadership in aviation and aerospace. By aligning curriculum, training resources, and career pathways with sector growth, the City helps ensure a skilled workforce ready to meet the demands of a dynamic and evolving industry.

**Action 3.4.3** Ongoing - Ongoing On Track

Recruit highly skilled talent and high-growth businesses to grow as a high-tech employment hub.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Economic Development

Recruiting highly skilled talent and high-growth businesses to grow Denton as a high-tech employment hub is an established component of Economic Development staff's ongoing operations. This strategic focus enhances the City's competitiveness, fosters innovation, and supports Denton's long-term goals for economic diversification, workforce development, and positioning the community as a regional leader in technology-driven industries.

**Action 3.4.4** Ongoing - Ongoing | On Track

Partner and collaborate with UNT, TWU, and North Central Texas College (NCTC) to connect employer needs with degrees and programming.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Economic Development

Partnering and collaborating with the University of North Texas (UNT), Texas Woman's University (TWU), and North Central Texas College (NCTC) to connect employer needs with degrees and programming is an established component of the City's ongoing operations. These efforts strengthen workforce alignment, enhance educational relevance, and support Denton's long-term goals for economic development, talent retention, and industry-academic collaboration.

**Action 3.4.5** Ongoing - Ongoing | On Track

Encourage local businesses to develop internship programs to support local students and recent graduates.

**Ongoing**

Encouraging local businesses to develop internship programs that support local students and recent graduates is an established component of the City's ongoing operations. These initiatives strengthen workforce development, create pathways to employment, and advance Denton's long-term goals for talent retention, educational alignment, and economic vitality.

**Policy 3.5** Progress 0%

Create a citywide branding and placemaking strategy that is consistent with the design standards of approved documents.




Action: 3

**Action 3.5.1** Ongoing - Ongoing | On Track

Use innovative placemaking, wayfinding, greenway, and gateway strategies to define the City and welcome visitors, with the goal to extend time spent in the City.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Marketing and Communications, Parks and Recreation, Economic Developmen

Using innovative placemaking, wayfinding, greenway, and gateway strategies to define the City and welcome visitors—with the goal of extending time spent in the City—is an established component of ongoing operations collaboratively led by Planning, Marketing and Communications, Parks and Recreation, and Economic Development staff. These coordinated efforts enhance Denton's identity, improve visitor experience, and support long-term goals for tourism, economic vitality, and vibrant public spaces.

**Action 3.5.2** Ongoing - Ongoing | On Track

Market, promote, and support the diversity of industry presence in Denton and the opportunity for industry cluster growth.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Economic Development

Marketing, promoting, and supporting the diversity of industry presence in Denton—and the opportunity for industry cluster growth—is an established component of Economic Development staff's ongoing operations. These efforts highlight Denton's competitive advantages, attract investment, and advance the City's long-term goals for economic diversification, innovation, and sustained regional prosperity.

**Action 3.5.3** Ongoing - Ongoing | On Track

Market, promote, and support the Arts, Music, and Recreation industries in alignment with the designated arts and cultural district.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Economic Development

Marketing, promoting, and supporting the Arts, Music, and Recreation industries in alignment with the designated arts and cultural district is an established component of Parks and Recreation staff's ongoing operations. These efforts celebrate Denton's creative identity, enhance cultural engagement, and advance the City's long-term goals for community vitality, tourism, and economic development through place-based cultural investment.

**Policy 3.6** Progress 0%

Work with organizations to design, promote, and advertise events for Downtown.

Action: 3



**Action 3.6.1** Ongoing - Ongoing On Track

Support efforts to preserve and promote the history of Downtown through the implementation of the 2019 Historic Preservation Plan and the work of the City's Historic Preservation Officer.

**Ongoing**

Supporting efforts to preserve and promote the history of Downtown through the implementation of the 2019 Historic Preservation Plan and the work of the City's Historic Preservation Officer is an established component of the City's ongoing operations. These initiatives safeguard Denton's architectural and cultural heritage, foster community pride, and advance long-term goals for historic preservation, placemaking, and downtown revitalization.

**Action 3.6.2** Ongoing - Ongoing On Track

Work to support the small, local businesses that create vibrancy in the Downtown and serve as destinations within the city.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Economic Development and Planning & Development

Working to support the small, local businesses that create vibrancy in Downtown and serve as destinations within the City is an established component of ongoing operations led by Economic Development and Planning staff. These efforts foster a thriving local economy, enhance Denton's unique character, and advance long-term goals for placemaking, entrepreneurship, and a dynamic urban core that attracts residents and visitors alike.

**Action 3.6.3** Ongoing - Ongoing On Track

Actively promote historic preservation to increase economic, cultural, and educational diversity.

**Ongoing**

**Action Type**
Outreach
Partnership

**Responsible Department or Agency**
Economic Development and Planning & Development

Actively promoting historic preservation to increase economic, cultural, and educational diversity is an established component of the City's ongoing operations. These efforts celebrate Denton's unique heritage, foster inclusive community identity, and support long-term goals for economic development, cultural enrichment, and lifelong learning through the protection and activation of historic assets.

**Policy 3.7** Progress 0%

Maintain a balance of revenue sources that supports desired levels of service, while remaining inviting to development.




Action: 3

**Action 3.7.1** Ongoing - Ongoing On Track

Charges for services and other city revenues will be examined annually during the budget process and adjusted as deemed necessary by the governing body to respond to cost increases or any other changing circumstances.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Finance

Examining charges for services and other City revenues annually during the budget process—and adjusting them as deemed necessary by the governing body to respond to cost increases or other changing circumstances—is an established component of Finance staff's ongoing operations. This practice ensures fiscal responsibility, maintains service quality, and supports the City of Denton's long-term goals for financial sustainability and responsive governance.

**Action 3.7.2** Ongoing - Ongoing On Track

The City's revenue and expenditure balance will be evaluated annually during the budget process and set by City Council considering the level of services required for the implementation of plan policies, actions, and priorities in the Comprehensive Plan.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Finance

Evaluating the City's revenue and expenditure balance annually during the budget process—and setting it by City Council in consideration of the level of services required to implement policies, actions, and priorities in the Comprehensive Plan—is an established component of Finance staff's ongoing operations. This practice ensures fiscal alignment with strategic objectives and supports the City of Denton's long-term goals for responsible budgeting, service delivery, and effective plan implementation.

**Action 3.7.3** Ongoing - Ongoing | On Track

Analyze each proposed development in the city relative to projected revenues and expenditures.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Economic Development, Finance, and Planning & Development

Analyzing each proposed development in the City relative to projected revenues and expenditures is an established component of ongoing operations led by Economic Development, Finance, and Planning staff. This practice ensures that development decisions are fiscally responsible, strategically aligned, and supportive of Denton's long-term goals for sustainable growth, economic vitality, and efficient public service delivery.

**Policy 3.8** Progress 0%

Integrate land use and infrastructure investment decisions to maximize utilization of existing infrastructure.




Action: 4

**Action 3.8.2** Ongoing - Ongoing | On Track

Implement the Mobility Plan to improve multi-modal circulation, such as more bike lanes and greater walkability, as an alternative to increasingly costly auto-oriented capital investments.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation and Planning & Development

Implementing the Mobility Plan to enhance multi-modal circulation—including expanded bike lanes and improved walkability—is a sustained responsibility of Planning and Transportation staff, embedded in Denton's operational framework to promote cost-effective, equitable mobility solutions that align with long-term infrastructure and sustainability goals.

**Action 3.8.3** Ongoing - Ongoing On Track

Implement the pedestrian and bicycle linkage component of the Denton Mobility Plan to lessen the impact of urban center development on existing street facilities and to increase access to existing park and recreational facilities with capacity to serve new growth.

**Ongoing**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Transportation, Engineering, Planning & Development, Parks & Recreation

Implementing the Mobility Plan to enhance multi-modal circulation—including expanded bike lanes, improved walkability, and integrated trail systems—is a sustained responsibility of Planning, Transportation, Engineering, and Parks and Recreation staff, embedded in Denton's operational framework to ensure cost-effective, equitable mobility solutions that align with the City's long-term infrastructure, recreation, and sustainability goals.

**Action 3.8.4** Ongoing - Ongoing On Track

Use Comprehensive Plan to inform the City's CIP and other infrastructure master plans regarding adequate levels of service.

**Ongoing**

Using the Comprehensive Plan to inform the City's Capital Improvement Plan (CIP) and other infrastructure master plans regarding adequate levels of service is an established component of the City's ongoing operations. This practice ensures that infrastructure investments are strategically aligned with long-term growth, community priorities, and service delivery goals—supporting Denton's commitment to coordinated planning, fiscal responsibility, and sustainable development.

**Action 3.8.5** Ongoing - Ongoing On Track

Encourage more dense development where water/sewer infrastructure has existing excess capacity, and define what level of development can be served by septic and well infrastructure.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Water, Wastewater, Engineering, Planning & Development

Encouraging more dense development where water and sewer infrastructure has existing excess capacity—and defining appropriate development levels for septic and well systems—is a coordinated, ongoing responsibility of Planning, Engineering, Water, and Wastewater staff, embedded in Denton's operational practices to ensure efficient land use, infrastructure optimization, and alignment with long-term growth and service delivery goals

**Policy 3.9** Progress 0%

Update the Capital Improvement Plan (CIP) annually to prioritize the implementation of the Comprehensive Plan.




Action: 7

**Action 3.9.1** Ongoing - Ongoing On Track

Evaluate existing levels of service for all capital infrastructure to identify existing deficiencies and excess capacities.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Capital Projects, Water, Wastewater, Engineering, Planning & Development

Evaluating existing levels of service for all capital infrastructure to identify deficiencies and excess capacities is a core responsibility of Planning, Capital Projects, Engineering, Water, and Wastewater staff—integrated into Denton's ongoing operations to ensure informed investment decisions, optimize system performance, and maintain alignment with long-term growth and service delivery objectives.

**Action 3.9.2** Ongoing - Ongoing On Track

Maintain public facilities and services to provide established levels of service to new development.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Capital Projects, Water, Wastewater, Engineering, Planning & Development

Maintaining public facilities and services to provide established levels of service to new development is an established component of ongoing operations led by Capital Projects, Water, Wastewater, Engineering, and Planning staff. This coordinated effort ensures that infrastructure keeps pace with growth, supports community needs, and advances the City of Denton's long-term goals for reliable service delivery, sustainable development, and strategic capital investment.

**Action 3.9.3** Ongoing - Ongoing On Track

Implement the policies and actions of the Mobility Plan to transition to a multimodal transportation network as a means to balance demands on existing infrastructure and extend the life of transportation infrastructure.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation

Implementing the policies and actions of the Mobility Plan to transition to a multimodal transportation network is an established component of Transportation staff's ongoing operations. This approach balances demands on existing infrastructure and extends its lifespan by promoting diverse travel options—including walking, biking, transit, and driving—that are safer, more efficient, and better suited to Denton's evolving needs. These efforts support the City's long-term goals for sustainable mobility, equitable access, and resilient infrastructure planning.

**Action 3.9.4** Ongoing - Ongoing On Track

Develop, fund, and implement the annual CIP consistent with the Parks, Recreation and Trail System Master Plan.

**Ongoing**

**Action Type**
Capital
Program

**Responsible Department or Agency**
Parks and Recreation, Capital Projects

Developing, funding, and implementing the annual Capital Improvement Plan (CIP) consistent with the Parks, Recreation and Trail System Master Plan is an established component of ongoing operations led by Parks and Recreation and Capital Projects staff. This coordinated approach ensures that investments in recreational infrastructure align with community priorities and Denton's long-term goals for accessible public spaces, active lifestyles, and strategic capital planning.

**Action 3.9.5** Ongoing - Ongoing On Track

Use the CIP to prioritize and fund capital expansions necessary to accommodate the preferred development pattern, including Context Sensitive street design.

**Ongoing**

**Action Type**
Capital
Program

**Responsible Department or Agency**
Transportation, Capital Projects, Engineering, Planning & Development

Using the Capital Improvement Plan (CIP) to prioritize and fund capital expansions necessary to accommodate the preferred development pattern—including Context Sensitive Street design—is an established component of ongoing operations led by Transportation, Capital Projects, Engineering, and Planning staff. Context Sensitive Street design is a planning and engineering approach that tailors street improvements to the surrounding environment, land use, and community needs. It emphasizes safety, multimodal access, aesthetics, and compatibility with adjacent development—whether in urban, suburban, or rural settings. This approach ensures that transportation infrastructure not only moves people efficiently but also enhances the character and functionality of the area it serves. These coordinated efforts support Denton's long-term goals for sustainable growth, inclusive mobility, and the creation of streets that reflect and reinforce the unique context of each neighborhood and corridor.

**Action 3.9.6** Ongoing - Ongoing On Track

Engage a Bond Committee in the annual CIP update process.

**Ongoing**

**Action Type**
Capital
Program

**Responsible Department or Agency**
Capital Projects

Engaging a Bond Committee in the Capital Improvement Plan (CIP) update process— annually if needed—is an established component of Capital Projects staff's ongoing operations. This practice ensures that proposed capital investments are reviewed with community input, financial oversight, and strategic alignment, supporting the City of Denton's long-term goals for transparent decision-making, responsible funding, and infrastructure planning that reflects public priorities.

**Action 3.9.8** Ongoing - Ongoing On Track

Utilize the Comprehensive Plan to determine which improvements should take priority in the CIP.

**Ongoing**

Utilizing the Comprehensive Plan to determine which improvements should take priority in the Capital Improvement Plan (CIP) is an established component of the City's ongoing operations. This practice ensures that capital investments are strategically aligned with Denton's long-term vision, policy goals, and community needs—supporting coordinated growth, efficient resource allocation, and the delivery of essential infrastructure and services.

**Policy 3.10** Progress 0%

Utilize fiscal tools that incentivize development while offsetting its cost to the community.



| | % | # |
|---|---|---|
| On Track | 100 | 1 |

Action: 1

**Action 3.10.2** Ongoing - Ongoing | On Track

Conduct fiscal and economic impact analyses to ensure the fiscal benefit or neutrality of future tax abatement agreements and special districts.

Ongoing

**Action Type**
Planning

**Responsible Department or Agency**
Economic Development

Conducting fiscal and economic impact analyses to ensure the fiscal benefit or neutrality of future tax abatement agreements and special districts is an established component of Economic Development staff's ongoing operations. Staff regularly analyze and review agreements and proposals to confirm alignment with the City's strategic goals and community needs, ensuring that each initiative delivers a beneficial economic impact. These efforts support Denton's long-term objectives for responsible growth, financial sustainability, and targeted investment in high-value development opportunities.

**Policy 3.11** Progress 0%

Review and adopt land use regulations to support infill development and redevelopment efforts in the developed core.



| | % | # |
|---|---|---|
| On Track | 100 | 3 |

Action: 3

**Action 3.11.1** Ongoing - Ongoing | On Track

Reference the Comprehensive Plan fiscal impact analysis to demonstrate the fiscal impacts of development as prescribed by the Preferred Growth Concept.

Ongoing

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Referencing the Comprehensive Plan fiscal impact analysis to demonstrate the impacts of development under the Preferred Growth Concept is an established practice within Denton's planning operations, ensuring that growth patterns—such as compact, mixed-use development in targeted areas—remain fiscally responsible and aligned with the City's long-term vision for sustainable, efficient, and equitable urban expansion.

**Action 3.11.2** Ongoing - Ongoing On Track

Encourage high-quality infill development and redevelopment in potential development sites where infrastructure exists by updating the Development Code to allow flexibility in use and intensity of redevelopment.

**Ongoing**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Planning & Development

Encouraging high-quality infill development and redevelopment in areas with existing infrastructure—through updates to the Development Code that allow greater flexibility in use and intensity—is a sustained responsibility of Planning staff, embedded in Denton's operational practices to support efficient land use, infrastructure optimization, and alignment with the Preferred Growth Concept and long-term urban development goals.

**Action 3.11.3** Ongoing - Ongoing On Track

Utilize the fiscal impact tool to review infill development and redevelopment projects and report findings in staff reports to City Council.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Economic Development, Finance, and Planning & Development

Utilizing the fiscal impact tool to review infill development and redevelopment projects—and reporting findings in staff reports to City Council—is an established component of ongoing operations led by Economic Development, Finance, and Planning staff. This practice ensures that proposed projects are evaluated for their long-term financial sustainability, service demands, and alignment with Denton's strategic goals, supporting informed decision-making and responsible growth management.

**Policy 3.12** Progress 0%

Encourage more dense development to increase market feasibility and create vibrancy.

Action: 2



**Action 3.12.1** Ongoing - Ongoing On Track

Reference the Comprehensive Plan fiscal impact analysis and the 2021 Affordable Housing Need & Market Value Analysis to define and direct a residential development pattern that is at least fiscally neutral.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Referencing the Comprehensive Plan fiscal impact analysis and the 2021 Affordable Housing Need and Market Value Analysis to define and direct a residential development pattern that is at least fiscally neutral is an established component of Planning staff's ongoing operations. This practice ensures that residential growth aligns with Denton's financial sustainability goals, supports housing affordability, and promotes development patterns that balance service costs with revenue generation—advancing the City's long-term vision for equitable and responsible land use.

**Action 3.12.3** Ongoing - Ongoing On Track

Make multi-modal infrastructure investments to lessen the need for parking facilities and auto-centric circulation improvements.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation

Making multi-modal infrastructure investments to reduce reliance on parking facilities and auto-centric circulation is a core responsibility of Transportation staff, embedded in Denton's operational framework to support sustainable mobility, enhance urban livability, and advance the City's long-term goals for compact, connected, and people-focused development.

**Policy 3.13** Progress 0%

Improve partnerships and collaboration with other governmental entities to implement the goals of the Comprehensive Plan.

Action: 1



**Action 3.13.1** Ongoing - Ongoing | On Track

Ensure maximum efficiencies of all government facilities to minimize the use of land by non-revenue generating development.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
All Departments

Ensuring maximum efficiencies of all government facilities to minimize the use of land by non-revenue generating development is an established component of the City's ongoing operations. This practice promotes strategic land use, supports fiscal sustainability, and aligns with Denton's long-term goals for efficient public service delivery, responsible growth management, and maximizing the value of publicly held assets.

**Policy 3.14** Progress 0%

Work with developers to share the cost of necessary public service investments.




Action: 2

**Action 3.14.2** Ongoing - Ongoing | On Track

Partner with developers to adopt regulations that implement streetscape design features like minimal curb cuts, buffered on-street parking, larger sidewalks with bump-outs, and on-street striping of bicycle lanes and cross-walks, to create vibrant and safe development districts.

**Ongoing**

**Responsible Department or Agency**
Transportation

Partnering with developers to adopt regulations that implement streetscape design features—such as minimal curb cuts, buffered on-street parking, expanded sidewalks with bump-outs, and striped bicycle lanes and crosswalks—is an ongoing responsibility of Transportation staff, embedded in Denton's operational practices to create vibrant, safe, and multimodal development districts aligned with the City's long-term mobility and urban design goals.

**Action 3.14.3** Ongoing - Ongoing On Track

Partner with developers to adopt regulations that secure parks and open space in all new residential and commercial centers to ensure adequate green space and multi-modal connections between developments.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Parks & Recreation

Partnering with developers to adopt regulations that secure parks and open space in all new residential and commercial centers is an established component of Parks and Recreation staff's ongoing operations, ensuring that Denton's growth includes accessible green space and integrated multi-modal connections—supporting community health, environmental resilience, and the City's long-term vision for livable, connected neighborhoods.

**Policy 3.15**

Establish dedicated revenues to fund necessary expansions of capital infrastructure to accommodate growth.

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**Element 4** Progress 0%

**Community Character and Urban Design** includes goals and policies for maintaining the unique character of Denton and building upon its distinguishing characteristics. This element includes policies for placemaking, arts and culture, and historic preservation.




Policy: 17 Action: 55

**Policy 4.1** Progress 0%

Expand Denton's evaluation of historic landmarks, districts, neighborhoods, and cultural resources by utilizing the 2019 Historic Preservation Plan.




Action: 2

**Action 4.1.1** Ongoing - Ongoing On Track

Continue updating the Historic Resources Survey to identify potentially historic resources for possible zoning protection.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning and Development

Continuing to update the Historic Resources Survey to identify potentially historic resources for possible zoning protection is an established component of Planning staff's ongoing operations. This practice supports the preservation of Denton's architectural and cultural heritage, informs land use decisions, and advances the City's long-term goals for responsible development, community character, and historic resource stewardship.

**Action 4.1.4** Ongoing - Ongoing | On Track

Work with community and neighborhood groups to identify areas that have significant community support for the formation of historic and conservation districts, or strong identification of cultural or neighborhood character to aid in development of Area Plans or local protection.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Planning & Development

Working with community and neighborhood groups to identify areas with significant support for the formation of historic and conservation districts—or strong identification of cultural or neighborhood character to aid in the development of Area Plans or local protection—is an established component of Planning staff's ongoing operations. These efforts foster inclusive engagement, celebrate Denton's diverse heritage, and guide context-sensitive planning decisions.

As part of this commitment, the City's Historic Preservation Officer and Traffic Operations team launched the City's sign topper program to recognize and promote neighborhood unity, following a successful pilot in the Southeast Denton Neighborhood in October 2022. This initiative enhances community identity and supports Denton's long-term goals for cultural preservation and neighborhood-based planning.

**Policy 4.2** Progress 0%

Identify the unique areas, including gathering and green open space areas, within the city that highlight Denton's sense of place and urban vitality.




Action: 5

**Action 4.2.2** Ongoing - Ongoing | On Track

Map historic and cultural resources as part of the Citywide Branding and Placemaking Strategy to highlight their role in understanding and appreciating Denton.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Marketing & Communications

Mapping historic and cultural resources as part of the Citywide Branding and Placemaking Strategy is an established component of ongoing operations led by Planning and Marketing and Communications staff. This effort highlights the role of Denton's heritage in shaping community identity, fostering civic pride, and enhancing public understanding and appreciation of the city's unique character. By integrating these resources into branding and placemaking initiatives, the City supports its long-term goals for cultural preservation, inclusive storytelling, and vibrant, place-based community development.

**Action 4.2.3** Ongoing - Ongoing On Track

Further the policies of the Pedestrian and Bicycle Linkage Component of the 2020 Mobility Plan by ensuring that existing and future urban centers in Denton are accessible via walking and bicycling.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation

Furthering the policies of the Pedestrian and Bicycle Linkage Component of the 2020 Mobility Plan by ensuring that existing and future urban centers in Denton are accessible via walking and bicycling is an established component of Transportation staff's ongoing operations. This practice promotes safe, convenient, and connected active transportation options, reduces reliance on automobiles, and supports Denton's long-term goals for sustainable mobility, equitable access, and vibrant, pedestrian-friendly urban environments.

**Action 4.2.4** Ongoing - Ongoing On Track

Further the policies of the Pedestrian and Bicycle Linkage Component of the 2020 Mobility Plan by ensuring that existing and future urban centers in Denton are accessible via walking and bicycling.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation, Engineering, Planning & Development

Furthering the policies of the Pedestrian and Bicycle Linkage Component of the 2020 Mobility Plan by ensuring that existing and future urban centers in Denton are accessible via walking and bicycling is a core responsibility of Transportation staff, embedded in the city's operational framework to promote safe, equitable, and sustainable mobility. This work is essential to reducing car dependency, improving public health, supporting economic vitality, and creating vibrant, connected communities that reflect Denton's long-term vision for inclusive and resilient urban development.

**Action 4.2.5** Ongoing - Ongoing On Track

Encourage mixed-use development through zoning and land use regulations that create complete neighborhoods and centers, including ground floor, walkable retail, recreational gathering areas, and places where Denton residents can live, work, play, and shop all in one location.

**Ongoing**

**Responsible Department or Agency**
Economic Development, Planning & Development, Transportation

Encouraging mixed-use development through zoning and land use regulations that foster complete neighborhoods and centers—including walkable ground-floor retail, recreational gathering spaces, and integrated residential and employment opportunities—is a coordinated responsibility of Economic Development, Planning, and Transportation staff. This work is embedded in Denton's operational framework to promote vibrant, accessible, and economically resilient districts that reflect the City's long-term vision for livability, sustainability, and inclusive growth.

**Action 4.2.6** Ongoing - Ongoing | On Track

Establish standards for gateways and as part of future development to highlight community points of entry and promote the Denton brand and its quality of life:

- Gateways should provide a sense of transition arrival and should be designed to make a strong and positive visual impact. Greenways and other open space gathering areas should be provided where possible.
- Gateways should employ special design treatments for identified gateways as public realm and public art pieces.
- Gateways should be uniquely Denton, drawing upon historic features, precedent, and community character.
- Gateway design should be highlighted in the Citywide Branding and Placemaking Strategy.
- Utilize gateways to market the city as a community of choice and as a tool for economic development and to encourage business attraction.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Marketing and Communications

Establishing standards for gateways as part of future development is a coordinated responsibility of Planning and Marketing and Communications staff, embedded in Denton's operational framework to highlight key community entry points and elevate the city's brand and quality of life. By incorporating distinctive design treatments, greenways, public art, and historic character, gateway projects serve as powerful placemaking tools—reinforcing Denton's identity, enhancing visual appeal, and supporting economic development by positioning the City as a vibrant, welcoming community of choice.

**Policy 4.3** Progress 0%

Actively preserve and maintain Denton's existing and future identified historic resources in conformance with the goals and policies in the 2019 Historic Preservation Plan.




Action: 5

**Action 4.3.2** Ongoing - Ongoing | On Track

Encourage voluntary landmark and historic district designation as a vehicle to protect sites with historical and architectural significance.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Planning & Development

Encouraging voluntary landmark and historic district designation as a vehicle to protect sites with historical and architectural significance is an established component of Planning staff's ongoing operations. This practice empowers property owners and communities to participate in preserving Denton's unique heritage, supports context-sensitive development, and advances the City's long-term goals for cultural stewardship, neighborhood character, and responsible land use planning.

**Action 4.3.4** Ongoing - Ongoing On Track

Coordinate preservation regulations to be consistent with the Arts and Entertainment Overlay District and the 2019 Historic Preservation Plan.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

Coordinating preservation regulations to be consistent with the Arts and Entertainment Overlay District and the 2019 Historic Preservation Plan is an established component of Planning staff's ongoing operations. This practice ensures that regulatory frameworks support both cultural vitality and historic integrity, advancing Denton's long-term goals for creative placemaking, heritage conservation, and context-sensitive development within areas of artistic and architectural significance.

**Action 4.3.6** Ongoing - Ongoing On Track

Work with private landowners with historic sites to ensure public access to and preservation of the sites according to applicable standards.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

Working with private landowners who steward historic sites to ensure public access and preservation according to applicable standards is an established component of Planning staff's ongoing operations. This practice promotes collaborative heritage conservation, supports responsible land use, and advances Denton's long-term goals for cultural stewardship, community engagement, and the protection of historically significant places in alignment with local, state, and national preservation guidelines.

**Action 4.3.7** Ongoing - Ongoing On Track

Establish partnerships among private interests to support historic preservation in Denton.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Planning & Development

Establishing partnerships among private interests to support historic preservation in Denton is an established component of Planning staff's ongoing operations. This practice fosters collaborative stewardship of the city's historic assets, encourages investment in culturally significant properties, and advances Denton's long-term goals for heritage conservation, community character, and sustainable development rooted in local identity.

**Action 4.3.8** Ongoing - Ongoing | On Track

Encourage adaptive reuse of historic structures to ensure their long-term preservation, while allowing for repurposing and economic diversity.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Planning & Development

Encouraging adaptive reuse of historic structures to ensure their long-term preservation—while allowing for repurposing and economic diversity—is an established component of Planning staff's ongoing operations. This practice supports the conservation of Denton's architectural heritage, reduces environmental impact, and fosters vibrant, mixed-use spaces that contribute to the city's economic resilience. By integrating historic buildings into contemporary uses, the City advances its long-term goals for sustainability, cultural stewardship, and dynamic community development.

**Policy 4.4** Progress 0%

Provide local financial incentives for historic preservation in Denton.




Action: 4

**Action 4.4.1** Ongoing - Ongoing | On Track

Utilize the 2019 Historic Preservation Plan to assist in identifying property owners of designated individual sites or sites within historic or conservation districts that may receive an incentive in the form of a 50 percent exemption from City taxes for 15 years.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Planning & Development

Utilizing the 2019 Historic Preservation Plan to assist in identifying property owners of designated individual sites or sites within historic or conservation districts that may receive an incentive in the form of a 50 percent exemption from City taxes for 15 years is an established component of Planning staff's ongoing operations. This practice supports proactive outreach, encourages voluntary participation in preservation efforts, and advances Denton's long-term goals for cultural stewardship, historic resource protection, and equitable incentive-based planning.

**Action 4.4.2** Ongoing - Ongoing On Track

Continue to coordinate with the Denton Main Street Association (DMSA) to provide and enable funding of district-wide improvements and incentives, such as façade improvement grants, to encourage preservation. Expand reach of DMSA beyond existing boundaries if feasible.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Economic Development

Continuing to coordinate with the Denton Main Street Association (DMSA) to provide and enable funding of district-wide improvements and incentives—such as façade improvement grants to encourage preservation—is an established component of Economic Development staff's ongoing operations. These efforts support the revitalization and historic integrity of Denton's downtown area, promote small business investment, and enhance the visual and cultural appeal of key commercial corridors. Expanding the reach of DMSA beyond its existing boundaries, where feasible, advances the City's long-term goals for inclusive economic growth, heritage conservation, and vibrant placemaking across a broader area.

**Action 4.4.3** Ongoing - Ongoing On Track

Coordinate with other financial incentives that may support historic resource preservation such as the Downtown TIRZ.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Economic Development and Planning & Development

Coordinating with other financial incentives that may support historic resource preservation—such as the Downtown Tax Increment Reinvestment Zone (TIRZ)—is an established component of ongoing operations led by Economic Development and Planning staff. This practice leverages available funding tools to encourage investment in historically significant properties, promote revitalization, and advance Denton's long-term goals for cultural stewardship, economic vitality, and context-sensitive development within key areas of the city.

**Action 4.4.4** Ongoing - Ongoing On Track

Explore the creation of additional local incentives, tax credits, or grants to encourage the preservation and/or reuse of historic structures.

**Ongoing**

Exploring the creation of additional local incentives, tax credits, or grants to encourage the preservation and/or reuse of historic structures is an established component of the City's ongoing operations. This practice supports proactive heritage conservation, promotes reinvestment in culturally significant properties, and advances Denton's long-term goals for sustainable development, economic diversity, and the protection of its unique architectural legacy.

**Policy 4.5** Progress 0%

Ensure proper and sustained maintenance of Denton's historic resources, neighborhoods, and community centers.




Action: 3

**Action 4.5.1** Ongoing - Ongoing On Track

Update the Property Maintenance Code every three to five years.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Community Services

Updating the Property Maintenance Code every three to five years is an established component of Denton's ongoing operations, ensuring that regulations remain current, responsive to community needs, and aligned with best practices for safety, livability, and neighborhood preservation.

**Action 4.5.3** Ongoing - Ongoing On Track

Continue an anti-graffiti program to be administered by the City to protect elements of the public and private realm from vandalism and detraction of character requiring that property owners abate graffiti.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Community Services

Continuing an anti-graffiti program administered by the City to protect elements of the public and private realm from vandalism and detraction of character is an established component of Community Services staff's ongoing operations. This program promotes neighborhood pride, enhances public safety, and preserves the visual integrity of Denton's built environment. Property owners are required to abate graffiti, supporting the City's long-term goals for community well-being, civic responsibility, and proactive code enforcement.

**Action 4.5.4** Ongoing - Ongoing On Track

Explore the creation of additional programs to encourage the maintenance of historic structures. Include opportunities to salvage and reuse historic structures and/or materials of historic structures that are no longer viable for their intended use.

**Ongoing**

Exploring the creation of additional programs to encourage the maintenance of historic structures—including opportunities to salvage and reuse structures or materials that are no longer viable for their intended use—is an established component of the City's ongoing operations. This practice promotes sustainable preservation, reduces waste, and supports Denton's long-term goals for cultural stewardship, adaptive reuse, and responsible development rooted in the city's architectural legacy.

**Policy 4.6** Progress 0%

Promote a sense of urban vitality throughout Denton by providing opportunities for public art.




Action: 2

**Action 4.6.3** Ongoing - Ongoing On Track

Install art at suitable locations that including community gateways, branding stations, parks, key corridors, and other memorable places throughout Denton.

**Ongoing**

Installing art at suitable locations—including community gateways, branding stations, parks, key corridors, and other memorable places throughout Denton—is an established component of Parks and Recreation staff's ongoing operations. This practice enhances public spaces, fosters community identity, and supports Denton's long-term goals for creative placemaking, cultural expression, and vibrant, inclusive environments that reflect the city's character and engage residents and visitors alike.

**Action 4.6.5** Ongoing - Ongoing On Track

Create a partnership with local artists, through schools and institutions, to employ local artists in the creation of public art in Denton.

**Ongoing**

Creating partnerships with local artists—through schools and institutions—to employ them in the creation of public art in Denton is an established component of Parks and Recreation staff's ongoing operations. This initiative supports local talent, fosters community engagement, and enriches public spaces with culturally resonant and site-specific artworks. By integrating artists into the design and activation of parks, gateways, and corridors, the City advances its long-term goals for creative placemaking, inclusive expression, and a vibrant civic identity.

**Policy 4.7** Progress 0%

Promote a sense of urban vitality throughout Denton by providing venues for performing and visual arts and music events.




Action: 2

**Action 4.7.1** Ongoing - Ongoing | On Track

Identify opportunities to incorporate arts and music venues in future development, including Downtown and in Regional Mixed-Use Centers.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Economic Development, Planning & Development

Identifying opportunities to incorporate arts and music venues in future development—including Downtown and Regional Mixed-Use Centers—is an established component of Planning and Economic Development staff's ongoing operations, supporting Denton's cultural identity, enhancing placemaking, and advancing the City's long-term goals for vibrant, inclusive, and economically dynamic urban districts.

**Action 4.7.7** Ongoing - Ongoing | On Track

Work with City departments, such as Parks and Recreation, to ensure that events do not overly burden City staff capacity and/or facilities.

**Ongoing**

Working with City departments—such as Parks and Recreation—to ensure that events do not overly burden staff capacity and/or facilities is an established component of the City's ongoing operations. This practice promotes efficient resource management, supports high-quality service delivery, and advances Denton's long-term goals for sustainable event planning, interdepartmental coordination, and responsible use of public assets.

**Policy 4.8** Progress 0%

Bolster the role of arts and music in Denton's economy.




Action: 6

**Action 4.8.1** Ongoing - Ongoing | On Track

Partner with the Greater Denton Arts Council on all programs related to promoting arts in the community.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Parks & Recreation, Economic Development

Partnering with the Greater Denton Arts Council on all programs related to promoting arts in the community is an established component of ongoing operations led by Parks and Recreation and Economic Development staff. This collaboration supports local artists, enriches public spaces, and strengthens Denton's cultural identity. By aligning resources and programming, the City advances its long-term goals for creative placemaking, economic vitality through the arts, and inclusive community engagement.

**Action 4.8.4** Ongoing - Ongoing On Track

Administer tools, such as incentives, start-up loans, live-work dwellings, and art incubators, to encourage artists and musicians to live and work in Denton.

**Ongoing**

Administering tools—such as incentives, start-up loans, live-work dwellings, and art incubators—to encourage artists and musicians to live and work in Denton is an established component of the City's ongoing operations. This practice supports creative entrepreneurship, strengthens Denton's cultural economy, and advances long-term goals for inclusive community development, vibrant placemaking, and the retention of local talent within the city's thriving arts and music scene.

**Action 4.8.5** Ongoing - Ongoing On Track

Promote the arts and music through regional Convention and Visitors Bureaus, Chambers of Commerce, the universities and schools, and local promotion groups to highlight Denton's role in arts and music in the DFW Metroplex for both visitors and residents.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Economic Development, Marketing and Communications

Promoting the arts and music through regional Convention and Visitors Bureaus, Chambers of Commerce, universities and schools, and local promotion groups to highlight Denton's role in the DFW Metroplex is an established component of ongoing operations led by Economic Development and Marketing and Communications staff. These efforts showcase Denton's vibrant creative community, attract cultural tourism, and strengthen the city's identity as a hub for arts and music. By engaging regional and educational partners, the City advances its long-term goals for economic vitality, cultural expression, and inclusive outreach to both residents and visitors.

**Action 4.8.6** Ongoing - Ongoing On Track

Encourage private funding for arts and music by reaching out to private sector organizations in Denton and the DFW Metroplex.

**Ongoing**

**Responsible Department or Agency**
Economic Development

Encouraging private funding for arts and music by reaching out to private sector organizations in Denton and the DFW Metroplex is an established component of Economic Development staff's ongoing operations. This practice strengthens public-private partnerships, supports creative entrepreneurship, and enhances the cultural vitality of the region. By engaging businesses and philanthropic entities, the City advances its long-term goals for economic diversification, community enrichment, and sustained investment in Denton's thriving arts and music scene.

**Action 4.8.8** Ongoing - Ongoing On Track

Partner and collaborate with local agencies and education institutions to coordinate art and music-related efforts and community festivals.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Economic Development, Parks and Recreation

Partnering and collaborating with local agencies and educational institutions to coordinate art and music-related efforts and community festivals is an established component of ongoing operations led by Economic Development and Parks and Recreation staff. These partnerships foster inclusive cultural programming, support local talent, and enhance Denton's reputation as a vibrant arts and music destination. By aligning resources and expertise across sectors, the City advances its long-term goals for creative placemaking, community engagement, and economic vitality through cultural celebration.

**Action 4.8.9** Ongoing - Ongoing On Track

Coordinate City departments, such as Police, Fire, and Parks and Recreation, to ensure appropriate and feasible in-kind donations of services are offered to facilitate the development of live events and their associated economic and fiscal impacts for the city.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Economic Development, Parks and Recreation

Coordinating City departments—such as Police, Fire, and Parks and Recreation—to ensure appropriate and feasible in-kind donations of services are offered to facilitate the development of live events and their associated economic and fiscal impacts is an established component of the City's ongoing operations. This practice promotes efficient interdepartmental collaboration, supports safe and successful event execution, and advances Denton's long-term goals for cultural vitality, economic development, and responsible resource management.

**Policy 4.9** Progress 0%

Promote the historic identity of Denton as an economic asset and tourism potential.

Action: 4



**Action 4.9.1** Ongoing - Ongoing On Track

Promote preservation as a means to increase economic, cultural, and educational diversity within the community.

Ongoing

**Action Type**
Partnership
Outreach

**Responsible Department or Agency**
Economic Development, Planning & Development

Promoting preservation as a means to increase economic, cultural, and educational diversity within the community is an established component of ongoing operations led by Economic Development and Planning staff. This practice leverages Denton's historic assets to attract investment, celebrate diverse cultural narratives, and support educational opportunities rooted in local heritage. By integrating preservation into broader community development strategies, the City advances its long-term goals for inclusive growth, cultural enrichment, and sustainable stewardship of its architectural legacy.

**Action 4.9.3** Ongoing - Ongoing On Track

Incorporate historic elements into placemaking and community gathering spaces where landmarks exist.

Ongoing

**Action Type**
Partnership

**Responsible Department or Agency**
Planning & Development

Incorporating historic elements into placemaking and community gathering spaces where landmarks exist is an established component of Planning staff's ongoing operations. This practice enhances the cultural resonance of public spaces, fosters community identity, and honors Denton's architectural legacy. By integrating historic features into the design and activation of gathering areas, the City advances its long-term goals for heritage conservation, inclusive placemaking, and vibrant, context-sensitive community development.

**Action 4.9.4** Ongoing - Ongoing | On Track

Coordinate with the Denton Main Street Association, Chamber of Commerce and Discover Denton for promotion of heritage tourism.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Economic Development, Planning & Development

Coordinating with the Denton Main Street Association, Chamber of Commerce, and Discover Denton for the promotion of heritage tourism is an established component of ongoing operations led by Economic Development and Planning staff. This collaborative effort leverages local partnerships to highlight Denton's historic assets, attract cultural visitors, and stimulate economic activity. By aligning promotional strategies with community stakeholders, the City advances its long-term goals for heritage preservation, tourism development, and inclusive storytelling rooted in Denton's unique identity.

**Action 4.9.5** Ongoing - Ongoing | On Track

Partner and collaborate with local agencies and institutions to engage the community in education regarding the historic identity of Denton and the historic resources Denton has.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Planning & Development

Partnering and collaborating with local agencies and institutions to engage the community in education regarding the historic identity of Denton and its historic resources is an established component of Planning staff's ongoing operations. This practice fosters public awareness, encourages stewardship of cultural assets, and supports Denton's long-term goals for heritage preservation, inclusive storytelling, and community-based learning rooted in the city's unique historical legacy.

**Policy 4.10** Progress 0%

Provide places for community gathering that serve as the expression of individual neighborhood diversity, and Denton's unique character throughout the city.




Action: 2

**Action 4.10.3** Ongoing - Ongoing | On Track

Engage with residents in adjacent neighborhoods to provide input into the design and function of community gathering spaces.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Economic Development

Engaging with residents in adjacent neighborhoods to provide input into the design and function of community gathering spaces is an established component of ongoing operations led by Planning and Economic Development staff. This practice ensures that public spaces reflect community needs and values, fosters inclusive participation, and strengthens neighborhood identity. By incorporating local perspectives into placemaking efforts, the City advances its long-term goals for equitable development, civic engagement, and the creation of vibrant, responsive gathering places throughout Denton.

**Action 4.10.5** Ongoing - Ongoing | On Track

Ensure that provision of shade, water fountains, appropriate lighting, and trash receptacles are provided in community gathering spaces where feasible.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Ensuring the provision of shade, water fountains, appropriate lighting, and trash receptacles in community gathering spaces where feasible is an established component of the City's ongoing operations. This practice enhances comfort, safety, and cleanliness in public areas, supporting Denton's long-term goals for inclusive placemaking, environmental stewardship, and the creation of welcoming, well-equipped spaces that serve residents and visitors alike.

**Policy 4.11** Progress 0%

Create new guiding policy to integrate urban design objectives with other planning mechanisms, such as land use, zoning and subdivision regulations, historic preservation, economic development, and environmental protection.

Action: 2



**Action 4.11.2** Ongoing - Ongoing On Track

Include urban design review early in the development review process. Ensure that City government will exert a leadership role in ensuring adherence to the principles of good urban design as essential for economic development.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
All Departments

Including urban design review early in the development review process and ensuring that City government exerts a leadership role in upholding the principles of good urban design is an established component of the City's ongoing operations. This practice promotes cohesive, high-quality development, enhances the visual and functional character of the built environment, and supports Denton's long-term goals for economic development, community identity, and sustainable urban growth.

**Action 4.11.3** Ongoing - Ongoing On Track

Work with DCTA and other transit-oriented organizations to further the expansion of transit routes and stops throughout Denton, and for the creation of additional station area plans.

**Ongoing**

Working with DCTA and other transit-oriented organizations to further the expansion of transit routes and stops throughout Denton—and to support the creation of additional station area plans—is an established component of the City's ongoing operations. This collaborative approach enhances mobility, promotes equitable access, and supports Denton's long-term goals for sustainable growth, integrated land use, and transit-oriented development that connects neighborhoods, businesses, and cultural destinations.

**Policy 4.12** Progress 0%

Elevate community character in Denton by creating Area Plans for areas undergoing new development, in need of revitalization, and established neighborhoods.




Action: 2

**Action 4.12.1** Ongoing - Ongoing | On Track

Elevate community character in Denton by creating Area Plans for areas undergoing new development, in need of revitalization, and established neighborhoods.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning and Development

Working with DCTA and other transit-oriented organizations to further the expansion of transit routes and stops throughout Denton—and to support the creation of additional station area plans—is an established component of the City's ongoing operations. This collaborative approach enhances mobility, promotes equitable access, and supports Denton's long-term goals for sustainable growth, integrated land use, and transit-oriented development that connects neighborhoods, businesses, and cultural destinations.

**Action 4.12.3** Ongoing - Ongoing | On Track

Partner with and collaborate with the community in the formulation of Area Plans to ensure their reflection of neighborhood character and priorities in future development.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

Partnering with and collaborating with the community in the formulation of Area Plans to ensure their reflection of neighborhood character and priorities in future development is an established component of Planning staff's ongoing operations. This practice fosters inclusive engagement, strengthens trust between residents and the City, and ensures that future development aligns with the unique identity and aspirations of each neighborhood. By integrating community voices into planning processes, the City advances its long-term goals for equitable growth, responsive land use, and vibrant, place-based development.

**Policy 4.13** Progress 0%

Elevate the appearance of the public realm in Denton through high-quality urban design guidelines for the public rights-of-way and spaces.

Action: 5



**Action 4.13.1** Ongoing - Ongoing On Track

Implement Complete Streets and Context-sensitive Solutions where applicable.

Ongoing

**Action Type**
Planning

**Responsible Department or Agency**
Transportation, Planning & Development

Implementing Complete Streets and Context-sensitive Solutions where applicable is an established responsibility of Planning and Transportation staff, embedded in Denton's ongoing operations and reflected in Small Area Plans to ensure that street design supports safe, accessible, and multimodal transportation while responding to the unique character and needs of each neighborhood—advancing the City's long-term goals for inclusive, connected, and livable communities.

**Action 4.13.2** Ongoing - Ongoing On Track

Further the policies of the Pedestrian and Bicycle Linkage Component of the Mobility Plan to ensure that existing and future urban centers in Denton are accessible via walking and bicycling.

Ongoing

**Action Type**
Planning
Program

**Responsible Department or Agency**
Transportation,

Furthering the policies of the Pedestrian and Bicycle Linkage Component of the Mobility Plan to ensure that existing and future urban centers in Denton are accessible via walking and bicycling is an established component of Transportation staff's ongoing operations. This work supports safe, equitable, and sustainable mobility, reduces reliance on automobiles, and enhances the connectivity and livability of Denton's growing urban districts.

**Action 4.13.3** Ongoing - Ongoing On Track

Implement citywide urban design guidelines for the public realm and design of recreational facilities structures.

**Ongoing**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Planning & Development, and Parks & Recreation

Implementing citywide urban design guidelines for the public realm and recreational facility structures is an established component of Planning and Parks and Recreation staff's ongoing operations. This work ensures that Denton's built environment reflects a cohesive, high-quality aesthetic while promoting accessibility, community identity, and long-term livability across public spaces and recreational assets.

**Action 4.13.4** Ongoing - Ongoing On Track

Ensure that trees and landscaping are included in all roadway standards and site design criteria to recognize their aesthetic and environmental contribution to the city and enhancement of the tree canopy.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development, Engineering, Parks & Recreation

Ensuring that trees and landscaping are included in all roadway standards and site design criteria to recognize their aesthetic and environmental contribution to the city—and to enhance Denton's tree canopy—is an established component of ongoing operations led by Planning, Engineering, and Parks and Recreation staff. This practice promotes sustainable urban design, improves air quality and stormwater management, and contributes to Denton's long-term goals for environmental stewardship, visual appeal, and resilient infrastructure that reflects the city's commitment to livability and ecological health.

**Action 4.13.5** Ongoing - Ongoing On Track

Ensure that attractive and pedestrian-scaled street lighting is included in all roadway standards and site design criteria.

**Ongoing**

Ensuring that attractive and pedestrian-scaled street lighting is included in all roadway standards and site design criteria is an established component of the City's ongoing operations. This practice enhances walkability, promotes safety and comfort, and contributes to Denton's long-term goals for human-centered urban design, vibrant public spaces, and a visually cohesive streetscape that supports both daytime activity and nighttime vitality.

**Policy 4.14**

Link Denton's public realm together through a unified network of public spaces.

**Policy 4.15** Progress 0%

Establish Urban Design Principles to guide all future development in Denton.




Action: 1

**Action 4.15.2** Ongoing - Ongoing On Track

Incorporate Urban Design Principles into all future plans related to urban design, including the Urban Design Plan and Area Plans.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Incorporating Urban Design Principles into all future plans related to urban design—including the Urban Design Plan and Area Plans—is an established component of Planning staff's ongoing operations, ensuring that Denton's built environment reflects cohesive design standards, supports walkability and placemaking, and aligns with the City's long-term goals for livability, aesthetic quality, and context-sensitive development.

**Policy 4.16** Progress 0%

Include additional guidelines for specific land uses, in addition to overarching Urban Design Principles, to ensure desired community character is achieved with variations for use.




Action: 7

**Action 4.16.1** Ongoing - Ongoing On Track

Employ the following guidelines in the design of new Rural Area land uses:

- Development should be low in profile and use architectural design and materials that contribute to the preservation of rural character at the urban edge.
- Development should comply with policies for conservation development where appropriate.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Employing guidelines in the design of new Rural Area land uses—such as ensuring development is low in profile and utilizes architectural design and materials that preserve rural character at the urban edge, and complying with conservation development policies where appropriate—is an established component of Planning staff's ongoing operations. This approach supports context-sensitive growth, protects Denton's natural and cultural landscapes, and advances the City's long-term goals for sustainable land use, rural preservation, and thoughtful integration of development into the surrounding environment.

**Action 4.16.3** Ongoing - Ongoing On Track

Employ the following design principles in the design of new development in the Downtown Denton land use:

- Street design and architectural standards created as part of the Downtown Implementation Plan (DTIP) and any updates to that plan preside in future development review within the Denton Central Business District.
- Development should echo and complement the historic character of Downtown, including materials, fenestration, scale, height, roof pitch, and street orientation.
- Development should contribute to the energy and character of Downtown through encouraging development types that contribute to a vibrant, pedestrian rich district throughout the day.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Employing design principles in the development of new projects within the Downtown Denton land use—such as adhering to street design and architectural standards established in the Downtown Implementation Plan (DTIP), echoing the historic character through compatible materials and building form, and encouraging vibrant, pedestrian-rich development—is an established component of Planning staff's ongoing operations. This approach ensures that new development reinforces the unique identity of the Denton Central Business District and advances the City's long-term goals for heritage preservation, urban vitality, and context-sensitive growth that supports a dynamic and walkable downtown.

**Action 4.16.4** Ongoing - Ongoing On Track

Employ the following design principles in the design of Regional, Community, and Neighborhood Mixed-use land uses:

- New mixed-use development should include buildings that are compatible with one another in size, scale and their relation to the street.
- Architectural guidelines may be required for mixed-use areas to establish unity with respect to massing, facade details, materials, and roof pitch, although many variations would be possible. These would be established through Area Plans.
- Use standards for mixed-use centers proposed by Vision North Texas 2050 as a basis for creating mixed-use developments, and in Area Plans. This will align the type of development occurring in Denton with standards for the region in order to maintain economic competitiveness and quality of development.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Employing design principles in the development of Regional, Community, and Neighborhood Mixed-use land uses—such as ensuring building compatibility in size, scale, and street orientation; establishing architectural guidelines through Area Plans; and using standards from Vision North Texas 2050—is an established component of Planning staff's ongoing operations. This approach promotes cohesive and context-sensitive development, supports regional alignment, and advances Denton's long-term goals for economic competitiveness, high-quality urban form, and vibrant, integrated mixed-use environments.

**Action 4.16.6** Ongoing - Ongoing On Track

Employ the following guidelines in the design of Business Center land uses:

- Encourage the development of office and business workplaces in close proximity to commercial, civic, and recreational uses.
- Design office facilities (whether free standing or related to manufacturing uses) to address the street frontage at a pedestrian scale.
- Orient and design business park structures around shared outdoor gathering spaces (rather than parking lots) to reinforce a sense of community and improve the quality of life of workers.
- Consider the adaptive reuse of existing warehouse buildings in the area for nonindustrial uses, such as office or community facilities.
- Use varying building heights and setbacks to define different functions, such as offices and warehousing.
- 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.

Ongoing

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Employing guidelines in the design of Business Center land uses—such as encouraging proximity to commercial, civic, and recreational amenities; designing office facilities with pedestrian-scale frontage; orienting structures around shared outdoor spaces; considering adaptive reuse of warehouse buildings; varying building heights and setbacks; and screening loading areas from public view—is an established component of Planning staff's ongoing operations. This approach promotes functional and visually cohesive employment districts, enhances worker experience, and advances Denton's long-term goals for sustainable development, economic vitality, and high-quality urban design.

**Action 4.16.7** Ongoing - Ongoing On Track

Partner and collaborate with UNT and TWU to create Neighborhood/ University Compatibility Area Area Plans to establish specific planning guidelines for areas adjacent to UNT and TWU.

Ongoing

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Partnering and collaborating with the University of North Texas (UNT) and Texas Woman's University (TWU) to create Neighborhood/University Compatibility Area Plans that establish specific planning guidelines for areas adjacent to each campus is an established component of Planning staff's ongoing operations. This initiative promotes coordinated growth, protects neighborhood character, and supports Denton's long-term goals for inclusive land use planning, university-community relations, and the thoughtful integration of academic institutions into the surrounding urban fabric.

**Action 4.16.9** Ongoing - Ongoing On Track

Employ the following guidelines in the design of Government/Institutional land uses (properties not within the City's zoning jurisdiction, such as UNT or TWU, are encouraged to follow these principles):

- Institutional and governmental buildings, such as city facilities, places of worship, schools, libraries, Fire and Police, post offices, and museums, should be placed in prominent locations. Potential sites include the frontage of plazas, in neighborhood centers, and where street vistas terminate in order to serve as landmarks and reinforce their importance.
- Buildings should define parks and plazas, which are distributed throughout the neighborhood and appropriately designed for a range of neighborhood functions. Design and scale should be compatible with surrounding structures.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Employing guidelines in the design of Government/Institutional land uses—such as placing civic and institutional buildings in prominent locations like plaza frontages, neighborhood centers, and street vista termini, and ensuring their design defines parks and plazas with compatible scale and character—is an established component of Planning staff's ongoing operations. This approach reinforces the landmark status of key public facilities, enhances neighborhood cohesion, and advances Denton's long-term goals for thoughtful urban design, civic identity, and accessible, well-integrated community infrastructure.

**Action 4.16.10** Ongoing - Ongoing On Track

Employ the following guidelines in the design of Industrial land uses:

- Minimize conflicts with adjoining land uses and efficiently utilize existing transportation systems.
- Locate development in a manner that does not compromise health, safety, and welfare of community.
- Design all facilities (whether free standing or related to manufacturing uses) to address the street frontage at a pedestrian scale.
- Consider the adaptive reuse of existing warehouse buildings for non-industrial uses, such as office or community facilities.
- Use varying building heights and setbacks to define different functions, such as offices and warehousing.
- 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.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Employing guidelines in the design of Industrial land uses—such as minimizing conflicts with adjoining uses, efficiently utilizing transportation systems, locating development to safeguard community health and safety, designing facilities with pedestrian-scale frontage, considering adaptive reuse of warehouses, varying building heights and setbacks, and screening loading areas from public view—is an established component of Planning staff's ongoing operations. This approach promotes functional and context-sensitive industrial development, enhances visual quality, and advances Denton's long-term goals for sustainable land use, economic productivity, and community well-being.

**Policy 4.17** Progress 0%

Establish design guidelines for Focus Areas to aid in design review for key intersections and destinations in Denton, with the intention of creating Area Plans and corresponding Overlay Districts.

| | % | # |
|---|---|---|
| On Track | 100 | 3 |

Action: 3

**Action 4.17.1** Ongoing - Ongoing On Track

The following design principles should guide the design of Center Focus Areas:

- Design and development intensity of Center Focus Areas will be determined by underlying land use shown in the FLUM and development regulations of underlying zoning districts.
- New development in Center Focus Areas should adhere to general urban design guidelines and policies of the Community Character and Urban Design Element.
- Coordinate designs for Center Focus Areas with best practices of NCTCOG, Project for Public Spaces, and other national resources.
- Center Focus Areas should be included in the Citywide Branding and Placemaking Strategy.
- Center Focus Areas that are located adjacent to key entry points to the city may employ guidelines for Gateways.
- Buildings in identified Center Focus Areas should be oriented along streets, plazas, and pedestrian ways.
- Building facades in Center Focus Areas should create an active and engaging public realm and encourage walking and alternative transportation. Amenities for public transit and bicycle infrastructure should be included at key intersections/ focal points.
- All modes of transportation should be accommodated to the greatest extent possible to contribute to efficient and safe travel for all modes.
- Transitions between building intensity should be established between largescale and small-scale development. The relationship can be improved by designing larger buildings to reduce their apparent size and recessing the upper floors of the building to relate to the lower scale of the adjacent, lower-density buildings.
- Center Focus Areas that are within existing developed areas should complement the scale and architectural features of surrounding development.
- Encourage parking structure designs that include landscaping and other aesthetic treatments to minimize their visual prominence. Parking structures should be lined with active and visually attractive uses to lessen their impact on the streetscape.
- Parking standards should be reduced in centers to further principles for transit-oriented design. Buildings set back behind parking lots are discouraged.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Employing design principles to guide the development of Center Focus Areas—such as aligning intensity with the Future Land Use Map (FLUM) and zoning regulations, adhering to urban design policies, coordinating with national best practices, and integrating into the Citywide Branding and Placemaking Strategy—is an established component of Planning staff's ongoing operations. These principles promote vibrant, multimodal, and pedestrian-oriented environments that reflect Denton's unique identity. By encouraging context-sensitive building orientation, active facades, thoughtful transitions in scale, and transit-supportive infrastructure, the City advances its long-term goals for sustainable urban growth, inclusive placemaking, and high-quality development in key focal areas.

**Action 4.17.2** Ongoing - Ongoing On Track

The following design principles should guide the design of Corridor Focus Areas:

- Design and development intensity of Corridor Focus Areas will be determined by underlying land use shown in the FLUM and development regulations of underlying zoning districts.
- Promote high quality development along corridors to improve aesthetics, enrich neighborhoods, and encourage reinvestment. Design of new development should contribute to the overall visual quality of the corridor and define the streetscape.
- Highlight important intersections and access points along key Corridor Focus Areas through enhanced architectural design features, streetscape treatments, or traffic-calming elements such as roundabouts to mark transitions and define character.
- Apply zoning standards to discourage strip commercial shopping centers and auto-oriented development in Corridor Focus Areas. Buildings set back behind parking lots facing key corridors are discouraged.
- In urban contexts and where Corridor Focus Areas intersect with Center Focus Areas, encourage development to create continuous facades built to activate the street wall, provide a sense of enclosure and improve pedestrian comfort.
- Corridor Focus Areas that are within existing developed areas should complement the scale and architectural features of surrounding development.
- Create visually cohesive Corridor Focus Areas using a variety of techniques including landscaping, undergrounding of utilities, and other streetscape improvements along key corridors.
- Corridor Focus Areas that are located adjacent to key entry points to the city may employ guidelines for Gateways (CC 4.2.6).

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Employing design principles to guide the development of Corridor Focus Areas—such as aligning intensity with the Future Land Use Map (FLUM) and zoning regulations, promoting high-quality and visually cohesive development, discouraging auto-oriented design, and enhancing key intersections with architectural and streetscape treatments—is an established component of Planning staff's ongoing operations. These principles support vibrant, pedestrian-friendly corridors that enrich surrounding neighborhoods and encourage reinvestment. By coordinating with gateway guidelines and integrating best practices in urban design, the City advances its long-term goals for aesthetic excellence, multimodal connectivity, and sustainable corridor development.

**Action 4.17.3** Ongoing - Ongoing On Track

The following design principles should guide design within Travel Center Focus Areas:

- Special signage and gateway treatment should be applied in order create a distinctive entry point into the city in Travel Center Focus Areas.
- Land uses should be appropriate to support freight industry in Denton and recognize the importance of Denton as the first destination on I-35 from points northward.
- Landscape screening should be employed in parking areas.
- Development should be oriented in a manner that reduces conflicts with adjacent sensitive uses, such as residential uses.
- Buffering techniques should be employed to minimize impacts to adjacent sensitive uses, such as residential uses.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Employing design principles within Travel Center Focus Areas—such as applying special signage and gateway treatments to create distinctive city entry points, supporting land uses aligned with Denton's role in the freight industry, incorporating landscape screening in parking areas, and orienting development to minimize conflicts and impacts on adjacent sensitive uses—is an established component of Planning staff's ongoing operations. This approach enhances Denton's visibility along I-35, promotes thoughtful integration of industrial and commercial activity, and advances the City's long-term goals for strategic land use, economic development, and community compatibility.

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**Element 5** Progress 0%

**Parks, Conservation, and Environment** includes the policy framework for parks and open space, as well as policies to ensure protection of Denton's unique environmental and natural resources.




Policy: 13 Action: 45

**Policy 5.1** Progress 0%

Provide for the development of superior park facilities in a range of types and sizes, per city standards, to meet Denton's population growth.




Action: 6

**Action 5.1.1** Ongoing - Ongoing On Track

Implement the vision for a park, open space, and trail system as most currently updated in which mobility to, from, between, and within the system is readily apparent and aligned with natural resources in the city and is linked regionally.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Parks & Recreation

Implementing the vision for a park, open space, and trail system—as most currently updated—where mobility to, from, between, and within the system is readily apparent, aligned with natural resources, and regionally linked is an established component of Parks and Recreation staff's ongoing operations. This approach enhances connectivity, promotes outdoor recreation, and supports Denton's long-term goals for environmental stewardship, equitable access, and the creation of a cohesive green infrastructure that integrates seamlessly with the broader regional network.

**Action 5.1.2** Ongoing - Ongoing On Track

Update the Parks, Recreation and Trail System Master Plan at least once every five years to implement this vision. Align park terminology and recommended acreage standards with national standards and best practices.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Parks & Recreation,

Updating the Parks, Recreation, and Trail System Master Plan at least once every five years to implement the City's vision—and aligning park terminology and recommended acreage standards with national standards and best practices—is an established component of Parks and Recreation staff's ongoing operations. This practice ensures that Denton's park system remains responsive to community needs, reflects evolving industry benchmarks, and supports the City's long-term goals for equitable access, environmental sustainability, and high-quality recreational infrastructure.

**Action 5.1.3** Ongoing - Ongoing On Track

Acquire and maintain sufficient land to keep pace with Denton's park needs based on standards of the updated Parks, Recreation and Trail System Master Plan.

Ongoing

**Action Type**
Regulation

**Responsible Department or Agency**
Parks & Recreation

Acquiring and maintaining sufficient land to keep pace with Denton's park needs—based on standards outlined in the updated Parks, Recreation, and Trail System Master Plan—is an established component of Parks and Recreation staff's ongoing operations. This practice ensures that the City can meet current and future demand for recreational spaces, support equitable access to green infrastructure, and advance Denton's long-term goals for environmental sustainability, community well-being, and high-quality public amenities.

**Action 5.1.4** Ongoing - Ongoing On Track

Engage the community in the design and planning for new parks to create reflections of neighborhood, community, and city character, as with all community facilities design

Ongoing

**Action Type**
Program

**Responsible Department or Agency**
Parks & Recreation

Engaging the community in the design and planning of new parks to create reflections of neighborhood, community, and city character—consistent with the approach used for all community facilities—is an established component of Parks and Recreation staff's ongoing operations. This practice fosters inclusive participation, ensures that public spaces resonate with local identity, and supports Denton's long-term goals for equitable access, civic pride, and the creation of vibrant, community-driven recreational environments.

**Action 5.1.8** Ongoing - Ongoing | On Track

Actively pursue the creation of mini-parks, pocket parks, urban open space, and urban/community gardens on vacant parcels or other types of unused, available land throughout the city.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Parks & Recreation

Actively pursuing the creation of mini-parks, pocket parks, urban open spaces, and urban/community gardens on vacant or underutilized parcels is an established component of Parks and Recreation staff's ongoing operations. This initiative enhances neighborhood livability, promotes environmental sustainability, and ensures equitable access to recreational and gathering spaces—supporting Denton's long-term goals for community health, placemaking, and inclusive urban development.

**Action 5.1.9** Ongoing - Ongoing | On Track

Ensure that no resident is more than a 10-minute walk from a park facility.

**Ongoing**

Ensuring that no resident is more than a 10-minute walk from a park facility is an established component of Parks and Recreation staff's ongoing operations. This commitment promotes equitable access to green spaces, supports public health and wellness, and advances Denton's long-term goals for inclusive community development, environmental sustainability, and a well-connected parks and trail system that serves all neighborhoods.

**Policy 5.2** Progress 0%

Coordinate acquisition of parks and open space with goals for urban design, mobility, infrastructure, and environmental conservation objectives.

Action: 5



**Action 5.2.1** Ongoing - Ongoing On Track

Implement the updated Parks, Recreation and Trail System Master Plan to prioritize development of trails and greenway corridors throughout Denton. Update the plan every five years to identify further significant scenic, historical, and environmentally sensitive lands, and determine strategies to preserve them.

Ongoing

**Action Type**
Planning

**Responsible Department or Agency**
Parks & Recreation

Implementing the updated Parks, Recreation, and Trail System Master Plan to prioritize the development of trails and greenway corridors throughout Denton—and updating the plan every five years to identify additional significant scenic, historical, and environmentally sensitive lands and determine strategies to preserve them—is an established component of Parks and Recreation staff's ongoing operations. This practice enhances regional connectivity, protects valuable natural and cultural resources, and advances Denton's long-term goals for sustainable recreation, environmental stewardship, and inclusive access to green infrastructure.

**Action 5.2.2** Ongoing - Ongoing On Track

Ensure that trail development is coordinated with NCTCOG to achieve regional mobility objectives that will link Denton with surrounding communities via a regional trail and greenbelt system.

Ongoing

**Action Type**
Partnership

**Responsible Department or Agency**
Parks & Recreation and Planning & Development, and Transportation

Ensuring that trail development is coordinated with the North Central Texas Council of Governments (NCTCOG) to achieve regional mobility objectives—and link Denton with surrounding communities via a regional trail and greenbelt system—is an established component of Parks and Recreation staff's ongoing operations. Staff supports this coordination by providing GIS layers on trail development activities annually, enabling updates to the North Texas trail system and advancing Denton's long-term goals for connectivity, sustainable transportation, and integrated regional recreation networks.

**Action 5.2.3** Ongoing - Ongoing On Track

Develop parks and open space adjacent to residential areas, community facilities, commercial centers, and the universities to link areas together via green space, and creating opportunities for outdoor access, and physical activity.

Ongoing

**Action Type**
Regulation
Partnership

**Responsible Department or Agency**
Parks & Recreation

Developing parks and open space adjacent to residential areas, community facilities, commercial centers, and universities is an established component of Parks and Recreation staff's ongoing operations. This approach strengthens physical and visual connections across Denton's urban fabric, promotes outdoor access and physical activity, and supports the City's long-term goals for health, mobility, and inclusive placemaking through an interconnected green space network.

**Action 5.2.4** Ongoing - Ongoing On Track

Acquire land for park dedication along drainage corridors and floodways to preserve environmentally sensitive lands, provide recreation opportunities, and promote stormwater management through green infrastructure.

Ongoing

**Action Type**
Regulation

**Responsible Department or Agency**
Parks & Recreation, Environmental Services

Acquiring land for park dedication along drainage corridors and floodways to preserve environmentally sensitive lands, provide recreation opportunities, and promote stormwater management through green infrastructure is an established component of ongoing operations led by Parks and Recreation and Environmental Services and Sustainability staff. This practice supports Denton's long-term goals for ecological preservation, climate resilience, and equitable access to nature-based amenities, while integrating green infrastructure strategies that enhance water quality, habitat connectivity, and community well-being.

**Action 5.2.6** Ongoing - Ongoing | On Track

Encourage pedestrian and bicycle linkages to parks and recreation areas in order to promote mobility and community health goals.

**Ongoing**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Transportation, Engineering, Parks & Recreation, Planning & Development

Developing parks and open space adjacent to residential areas, community facilities, commercial centers, and universities is an established component of ongoing operations led by Transportation, Parks and Recreation, Planning, and Engineering staff. This collaborative effort strengthens Denton's urban connectivity, promotes outdoor access and physical activity, and supports the City's long-term goals for public health, sustainable mobility, stormwater management, and inclusive placemaking through a cohesive and accessible green space network.

**Policy 5.3** Progress 0%

Develop parks, open-space, and recreation facilities in a manner that is most cost-efficient for capital and operating expenses and coordinated among city departments, adjacent municipalities, DISD, and local institutions and recreation providers.




Action: 2

**Action 5.3.1** Ongoing - Ongoing | On Track

Require that plans for new park facilities are coordinated with planning for other community facilities, and vice versa. Identify opportunities for clustering multiple public facilities together with parks and recreation facilities, including libraries, fire stations, and school sites.

**Ongoing**

**Responsible Department or Agency**
Parks & Recreation, Planning & Development

Requiring that plans for new park facilities are coordinated with planning for other community facilities—and vice versa—is an established component of ongoing operations led by Parks and Recreation and Planning staff. This practice identifies opportunities to cluster public amenities such as libraries, fire stations, and school sites alongside parks and recreation facilities, fostering efficient land use, enhancing accessibility, and supporting Denton's long-term goals for integrated community infrastructure, civic engagement, and vibrant, multifunctional public spaces.

**Action 5.3.3** Ongoing - Ongoing | On Track

Coordinate with adjacent municipalities, DISD, Denton County, and local institutions to explore opportunities for cooperative ventures in providing parks and open space.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Parks & Recreation, Planning & Development

Coordinating with adjacent municipalities, Denton ISD, Denton County, and local institutions to explore opportunities for cooperative ventures in providing parks and open space is an established component of Parks and Recreation and Planning staff's ongoing operations. This collaborative approach expands access to recreational amenities, promotes efficient use of resources, and supports Denton's long-term goals for regional connectivity, environmental stewardship, and equitable distribution of green infrastructure across the community.

**Policy 5.4** Progress 0%

Promote the formation of a cohesive, broad green infrastructure framework for the city that links open space and natural resources, incorporates goals for land conservation and management, and retains the rural and natural character of Denton.




Action: 5

**Action 5.4.5** Ongoing - Ongoing | On Track

Promote Denton's sustainable features and practices, natural assets, and Parks, Recreation, and Trail System as distinguishing traits for economic growth and community development through public relations materials and business attraction.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Environmental Services, Economic Development

Promoting Denton's sustainable features and practices, natural assets, and Parks, Recreation, and Trail System as distinguishing traits for economic growth and community development through public relations materials and business attraction is an established component of Economic Development staff's ongoing operations. This strategy highlights Denton's commitment to environmental stewardship, quality of life, and outdoor connectivity, reinforcing the City's long-term goals for attracting investment, supporting workforce retention, and positioning Denton as a vibrant and forward-thinking community.

**Action 5.4.6** Ongoing - Ongoing On Track

Encourage environmental awareness, the ethical use of natural resources, and preservation of natural habitat through all development policies.

Ongoing

**Action Type**
Program

**Responsible Department or Agency**
Environmental Services, Marketing and Communications

Encouraging environmental awareness, the ethical use of natural resources, and the preservation of natural habitat through all development policies is an established component of ongoing operations led by Environmental Services and Sustainability and Marketing and Communications staff. This practice ensures that Denton's development framework reflects ecological responsibility, promotes informed stewardship, and supports the City's long-term goals for sustainability, community education, and the protection of natural systems through transparent and values-driven communication.

**Action 5.4.7** Ongoing - Ongoing On Track

Require Environmental Sensitive Area Assessments for development sites where areas of high ecological values (Environmentally Sensitive Areas) are proposed to be disturbed that will trigger appropriate management practices including any necessary mitigation actions.

Ongoing

**Action Type**
Regulation

**Responsible Department or Agency**
Environmental Services

Requiring Environmental Sensitive Area Assessments for development sites where areas of high ecological value are proposed to be disturbed—and triggering appropriate management practices, including necessary mitigation actions—is an established component of Environmental Services and Sustainability staff's ongoing operations. This practice ensures that development activities are informed by ecological considerations, supports the protection of Denton's natural resources, and advances the City's long-term goals for environmental stewardship, responsible land use, and resilience in the face of growth and climate challenges.

**Action 5.4.8** Ongoing - Ongoing | On Track

Promote Conservation Development to protect open space and rural character and reduce development pressure on agriculture.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Promoting Conservation Development to protect open space and rural character—and to reduce development pressure on agricultural lands—is an established component of Planning staff's ongoing operations. This approach encourages clustered development patterns that preserve natural features, maintain the integrity of rural landscapes, and support Denton's long-term goals for sustainable land use, agricultural viability, and thoughtful growth at the urban edge.

**Action 5.4.13** Ongoing - Ongoing | On Track

Incorporate strategies regarding Land Use and Open/ Natural Space from Denton's Sustainability Plan: Simply Sustainable, 2020. and the updated Parks, Recreation and Trail System Master Plan.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Environmental Services, Parks & Recreation

Incorporating strategies for land use and open/natural space from Simply Sustainable: A Sustainability Plan for Denton (2020) and the updated Parks, Recreation, and Trail System Master Plan is a standard part of ongoing planning and operations. This practice ensures that growth and development are balanced with the protection of natural resources, the expansion of recreational opportunities, and the preservation of open space. By weaving sustainability and parks planning into everyday decision-making, the City strengthens environmental stewardship, enhances community health and quality of life, and reinforces the long-term value of Denton's natural and recreational assets.

**Policy 5.5** Progress 0%

Ensure the protection of Denton's tree canopy as an essential element of Denton's cohesive, broad green infrastructure framework.




Action: 5

**Action 5.5.1** Ongoing - Ongoing On Track

Regularly assess the urban tree canopy to identify changes to this important resources and include specific strategies for protection and provision of a more robust tree canopy.

Ongoing

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Parks & Recreation, Keep Denton Beautiful

Regularly assessing the urban tree canopy to identify changes to this important resource—and including specific strategies for its protection and the provision of a more robust tree canopy—is an established component of Parks and Recreation staff's ongoing operations. This practice supports Denton's long-term goals for environmental sustainability, climate resilience, and community well-being by enhancing shade, improving air and water quality, and reinforcing the ecological and aesthetic value of the City's green infrastructure.

**Action 5.5.3** Ongoing - Ongoing On Track

Follow the recommendations in the 2016 State of the Denton Urban Forest report and the 2020 Urban Forest Master Plan.

Ongoing

**Action Type**
Planning

**Responsible Department or Agency**
Parks & Recreation

Following the recommendations outlined in the 2016 State of the Denton Urban Forest report and the 2020 Urban Forest Master Plan is an established component of Parks and Recreation staff's ongoing operations. This practice guides strategic tree management, supports ecological health, and advances the City's long-term goals for urban forestry, climate resilience, and the enhancement of Denton's green infrastructure through informed planning and stewardship.

**Action 5.5.4** Ongoing - Ongoing On Track

Promote Denton's commitment to sustainable community growth and community aesthetics/appearance through continued participation with Keep Denton Beautiful Inc. and in programs such as Tree City USA, Bee City USA, Monarch City USA, Scenic City USA, and the Governors Community Achievement Award.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
All Departments

Promoting the City of Denton's commitment to sustainable community growth and community aesthetics/appearance through continued participation with Keep Denton Beautiful Inc. and in programs such as Tree City USA, Bee City USA, Monarch City USA, Scenic City USA, and the Governor's Community Achievement Award is an established component of ongoing operations. This engagement reinforces Denton's dedication to environmental stewardship, civic pride, and beautification, while advancing long-term goals for sustainability, public recognition, and a vibrant, well-maintained urban landscape.

**Action 5.5.7** Ongoing - Ongoing On Track

Ensure that service providers are in compliance with the Tree Code regarding tree trimming and planting requirements.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development, DME, Engineering

Ensuring that service providers are in compliance with the Tree Code regarding tree trimming and planting requirements is an established component of ongoing operations led by Planning, Denton Municipal Electric, and Engineering staff. This practice protects the integrity of the City's urban forest, supports safe and sustainable infrastructure maintenance, and advances the City of Denton's long-term goals for environmental stewardship, community aesthetics, and responsible utility coordination.

**Action 5.5.8** Ongoing - Ongoing | On Track

Identify parcels throughout the city that have a 30% or greater tree canopy.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development, Engineering, Parks & Recreation

Identifying parcels throughout the City that have a 30% or greater tree canopy is an established component of Parks and Recreation staff's ongoing operations. This practice supports strategic urban forestry planning, guides conservation and parkland acquisition efforts, and advances the City of Denton's long-term goals for environmental sustainability, climate resilience, and equitable access to green infrastructure.

**Policy 5.6** Progress 0%

Promote the retention of essential ecosystems and habitat in Denton's land conservation strategies.




Action: 3

**Action 5.6.5** Ongoing - Ongoing | On Track

Expand the City's public education programs to celebrate Denton's ecosystems through physical interpretation, site management, conservation, sustainability, watershed protection, and urban forestry.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Environmental Services, Public Communications, Planning & Development, Parks & Recreation

Expanding the City's public education programs to celebrate Denton's ecosystems—through physical interpretation, site management, conservation, sustainability, watershed protection, and urban forestry—is an established component of ongoing collaborative operations led by Environmental Services staff. This initiative fosters community awareness and engagement, promotes stewardship of natural resources, and advances the City of Denton's long-term goals for environmental education, ecological resilience, and a shared sense of place rooted in the richness of Denton's natural heritage.

**Action 5.6.7** Ongoing - Ongoing | On Track

Coordinate ecosystem protection goals with surrounding municipalities and Denton County.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
All Departments

Coordinating ecosystem protection goals with surrounding municipalities and Denton County is an established component of ongoing operations. This collaborative approach strengthens regional conservation efforts, promotes shared stewardship of natural resources, and advances the City of Denton's long-term goals for ecological resilience, habitat connectivity, and sustainable growth across jurisdictional boundaries.

**Action 5.6.8** Ongoing - Ongoing | On Track

Continue to enforce and update the ESA regulations to manage important natural areas that preserve wildlife habitat, wildlife corridors and native landscapes, while providing opportunities for education, scientific research, nature interpretation, art, fishing, relaxation, wildlife observation, hiking, and other activities.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Environmental Services

Continuing to enforce and update the Environmentally Sensitive Areas (ESA) regulations to manage important natural areas that preserve wildlife habitat, wildlife corridors, and native landscapes—while providing opportunities for education, scientific research, nature interpretation, art, fishing, relaxation, wildlife observation, hiking, and other activities—is an established component of Environmental Services and Sustainability staff's ongoing operations. This practice safeguards Denton's ecological integrity, enhances public access to nature-based experiences, and advances the City's long-term goals for conservation, environmental education, and sustainable land stewardship.

**Policy 5.7** Progress 0%

Uphold regional air quality goals through conservation strategies that improve air quality in Denton and the region.




Action: 3

**Action 5.7.1** Ongoing - Ongoing On Track

Promote the expansion of alternative transportation options such as public transportation, walking, and bicycling through implementation of the Mobility Plan and the Parks, Recreation and Trail System Master Plan that reduce vehicle trips and thereby reduce emissions.

**Ongoing**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Transportation, Engineering, Parks & Recreation, Planning & Development

Promoting the expansion of alternative transportation options—such as public transportation, walking, and bicycling—through implementation of the Mobility Plan and the Parks, Recreation and Trail System Master Plan is an established component of ongoing operations led by Transportation, Engineering, Parks and Recreation, and Planning staff. This coordinated effort reduces vehicle trips and emissions, enhances connectivity and public health, and supports Denton's long-term goals for sustainable mobility, environmental stewardship, and equitable access to transportation and recreational infrastructure.

**Action 5.7.3** Ongoing - Ongoing On Track

Continue to work with the NCTCOG to address air pollution on an airshed basis, including regional programs for alternative transportation.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Environmental Services, Transportation

Continuing to work with the North Central Texas Council of Governments (NCTCOG) to address air pollution on an airshed basis—including participation in regional programs for alternative transportation—is an established component of ongoing operations led by Environmental Services and Sustainability and Transportation staff. This collaborative effort supports improved air quality, promotes sustainable mobility options, and advances the City of Denton's long-term goals for environmental health, regional coordination, and climate-conscious transportation planning.

**Action 5.7.5** Ongoing - Ongoing | On Track

Incorporate air quality and greenhouse gas (GHG) management strategies from Denton's Sustainability Plan: Simply Sustainable (2020).

**Ongoing**

**Action Type**
Regulation
Program

**Responsible Department or Agency**
Environmental Services, Engineering, Planning & Development

Incorporating air quality and greenhouse gas (GHG) management strategies from Denton's Sustainability Plan: Simply Sustainable (2020) is an established component of Environmental Services and Sustainability staff's ongoing operations. This practice guides the City's efforts to reduce emissions, improve public health, and advance Denton's long-term goals for climate action, environmental stewardship, and a resilient, low-carbon future.

**Policy 5.8** Progress 0%

Incorporate water management and floodplain preservation strategies into conservation prioritization to improve water quality and maintain the functioning of natural systems.




Action: 9

**Action 5.8.1** Ongoing - Ongoing | On Track

Continue to enforce and update the ESA regulations to improve water quality and maintain floodplain habitat, such as stream buffers and bottomland hardwood habitat, through preservation of the 100-year floodplain and wetlands.

**Ongoing**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Environmental Services, Planning & Development, Parks & Recreation

Continuing to enforce and update the Environmentally Sensitive Areas (ESA) regulations to improve water quality and maintain floodplain habitat—such as stream buffers and bottomland hardwood habitat—through preservation of the 100-year floodplain and wetlands is an established component of Environmental Services and Sustainability staff's ongoing operations. This practice safeguards vital ecological functions, supports climate resilience, and advances the City of Denton's long-term goals for watershed protection, biodiversity conservation, and sustainable land management.

**Action 5.8.3** Ongoing - Ongoing On Track

Coordinate development of greenways and trails along the floodplain and tributaries to promote recreational and mobility goals.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Parks & Recreation

Coordinating the development of greenways and trails along the floodplain and tributaries to promote recreational and mobility goals is an established component of ongoing operations. This approach enhances access to nature, supports active transportation, and advances the City of Denton's long-term goals for environmental stewardship, community connectivity, and the integration of green infrastructure into the urban fabric.

**Action 5.8.5** Ongoing - Ongoing On Track

Continue to enforce and update the ESA regulations to restrict development and encourage greenbelts and other low-intensity land uses incorporated into new development.

**Ongoing**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Environmental Services, Planning & Development, Parks & Recreation

Enforcing and updating ESA regulations is a standard practice that guides how new development interacts with sensitive environmental areas. These regulations restrict inappropriate development while encouraging the integration of greenbelts and other low-intensity land uses into project design. This approach protects ecological systems, preserves open space, and enhances community character by ensuring that growth is balanced with conservation and long-term environmental resilience.

**Action 5.8.6** Ongoing - Ongoing On Track

Continue to enforce and update the ESA regulations to actively protect, manage, and enhance natural stream corridors and other waterways as natural ecological systems, important wildlife habitat, and accessible recreational areas.

Ongoing

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Environmental Services, Planning & Development, Parks & Recreation

Enforcing and updating ESA regulations remains a core practice to protect, manage, and enhance Denton's natural stream corridors and waterways. These regulations safeguard ecological systems and wildlife habitat while also supporting their role as accessible recreational areas. By maintaining and refining these standards, the City ensures long-term resilience of natural resources, balances growth with conservation, and enhances the quality of life for residents through healthier, more vibrant natural spaces.

**Action 5.8.7** Ongoing - Ongoing On Track

Incorporate water quality and watershed management strategies from Denton's Sustainability Plan: Simply Sustainable (2020).

Ongoing

**Action Type**
Regulation
Program

**Responsible Department or Agency**
All Departments

Incorporating water quality and watershed management strategies from Denton's Sustainability Plan: Simply Sustainable (2020) is an established component of Environmental Services and Sustainability staff's ongoing operations. This practice guides efforts to protect and enhance local water resources, supports resilient watershed systems, and advances the City of Denton's long-term goals for environmental stewardship, sustainable development, and public health.

**Action 5.8.8** Ongoing - Ongoing On Track

Continue to monitor quality of Denton's drinking water and provide annual updates to community members and to be posted online.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Water, Wastewater, Environmental Services

Continuing to monitor the quality of Denton's drinking water and providing annual updates to community members—posted online for public access—is an established component of ongoing operations. This practice ensures transparency, protects public health, and advances the City of Denton's long-term goals for environmental accountability, community trust, and sustainable water resource management.

**Action 5.8.9** Ongoing - Ongoing On Track

Coordinate regionally to achieve regional goals of conserving the water supply of North Texas and drought preparedness, such as participation in Water Efficiency Network of North Texas (WENNT).

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Water, Environmental Services

Coordinating regionally to achieve shared goals of conserving the water supply of North Texas and enhancing drought preparedness—such as through participation in the Water Efficiency Network of North Texas (WENNT)—is an established component of ongoing operations. This collaborative approach strengthens resource management, promotes water efficiency, and advances the City of Denton's long-term goals for sustainability, resilience, and regional environmental leadership.

**Action 5.8.10** Ongoing - Ongoing On Track

Continue to implement the 2012 Denton Water Conservation and Drought Contingency Plan to help reduce per capita water use.

**Ongoing**

Continuing to implement the 2012 Denton Water Conservation and Drought Contingency Plan to help reduce per capita water use is an established component of ongoing operations. This practice supports responsible water management, enhances drought resilience, and advances the City of Denton's long-term goals for sustainability, resource efficiency, and environmental stewardship.

**Action 5.8.11** Ongoing - Ongoing On Track

Encourage community members to employ best management practices for water reduction such as use of landscape irrigation improvements.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Water, Environmental Services

Encouraging community members to employ best management practices for water reduction—such as implementing landscape irrigation improvements—is an established component of Water and Environmental Services and Sustainability staff's ongoing operations. This effort supports Denton's long-term goals for resource conservation, environmental stewardship, and climate resilience by promoting efficient water use, reducing strain on infrastructure, and fostering a culture of sustainability across the community.

**Policy 5.9** Progress 0%

Further the incorporation of green design standards for new construction and improvements to existing buildings and the public realm.




Action: 2

**Action 5.9.3** Ongoing - Ongoing On Track

Promote the establishment of green building service businesses locally in Denton that are hired to further green build goals in the city.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Economic Development

Promoting the establishment of green building service businesses locally in Denton—businesses that are hired to further the City's green building goals—is an established component of ongoing operations. This approach supports sustainable construction practices, stimulates the local economy, and advances the City of Denton's long-term goals for environmental innovation, workforce development, and leadership in green infrastructure.

**Action 5.9.7** Ongoing - Ongoing | On Track

Encourage the use of durable materials in all construction that will last and not contribute to significant maintenance needs.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Engineering

Encouraging the use of durable materials in all construction that will last and not contribute to significant maintenance needs is an established component of ongoing operations led by Planning and Engineering staff. This practice promotes long-term cost efficiency, enhances infrastructure resilience, and advances the City of Denton's goals for sustainable development, quality construction standards, and responsible asset management.

**Policy 5.10** Progress 0%

Further the incorporation of low-impact development for the site design.




Action: 2

**Action 5.10.1** Ongoing - Ongoing | On Track

Implement the North Central Texas Council of Government's (NCTCOG's) iSWM Criteria Manual for Site Development and Construction and continue to participate with regional groups to identify and implement best practices.

**Ongoing**

Certainly! Here's the revised version without referencing Planning staff:

Implementing the North Central Texas Council of Governments' (NCTCOG's) iSWM Criteria Manual for Site Development and Construction reflects a strong commitment to sustainable development and responsible land use. By applying these regionally endorsed standards, the City promotes practices that improve water quality, mitigate flooding, and support resilient infrastructure. Ongoing collaboration with regional groups to identify and implement best practices ensures alignment with evolving environmental priorities and engineering innovations. This approach strengthens interjurisdictional consistency, fosters regional partnerships, and advances long-term goals for environmentally sound, efficient, and future-ready development.

**Action 5.10.2** Ongoing - Ongoing | On Track

Coordinate with design guidelines created for new roads, pedestrian improvements, and trails to ensure that sustainable materials are chosen for site design, such as permeable paving materials that mimic natural systems.

**Ongoing**

Coordinating with design guidelines for new roads, pedestrian improvements, and trails ensures that site development incorporates sustainable materials and practices. Prioritizing elements such as permeable paving that mimic natural systems supports stormwater management, reduces urban heat, and enhances ecological resilience. This integrated approach advances the City's goals for environmentally responsible infrastructure, promotes long-term sustainability, and reinforces the connection between built environments and natural systems.

**Policy 5.11** Progress 0%

Ensure that renewable energy actions are an element of the sustainability framework for the City and a basis for an updated Sustainability Plan.




Action: 1

**Action 5.11.1** Ongoing - Ongoing On Track

Incorporate actions for Cost-Effective Service, Cost-Effective Renewable Energy, and Lighting Standards are incorporated into the sustainable management practices of the City and the updated Sustainability Plan.

**Ongoing**

Incorporating actions for Cost-Effective Service, Cost-Effective Renewable Energy, and Lighting Standards into the City's sustainable management practices and the updated Sustainability Plan is an established component of Denton Municipal Electric's ongoing operations. These efforts ensure reliable and affordable energy delivery, advance the city's transition to cleaner energy sources, and promote efficient lighting infrastructure—supporting Denton's long-term goals for environmental stewardship, fiscal responsibility, and community well-being.

**Policy 5.12** Progress 0%

Ensure that solid waste and recycling goals are an element of the sustainability framework for the City.




Action: 1

**Action 5.12.1** Ongoing - Ongoing On Track

Incorporate actions for Waste Minimization and Resource Recovery, Efficient Solid Waste and Recycling, and Environmental Protection and Disposal Capabilities are incorporated into the sustainable management practices of the City and the updated Sustainability Plan.

**Ongoing**

Incorporating actions for Waste Minimization and Resource Recovery, Efficient Solid Waste and Recycling, and Environmental Protection and Disposal Capabilities into the City's sustainable management practices and the updated Sustainability Plan is an established component of Environmental Services and Sustainability and Solid Waste and Recycling staff's ongoing operations. These efforts advance Denton's long-term goals for environmental stewardship, operational efficiency, and community resilience by reducing landfill impact, conserving resources, and promoting responsible waste management across all sectors.

**Policy 5.13** Progress 0%

Ensure that local food production continues to be at the forefront of the sustainability framework for the City.




Action: 1

**Action 5.13.1** Ongoing - Ongoing On Track

Continue to expand community gardens and urban agriculture to promote access to healthy foods.

**Ongoing**

Continuing to expand community gardens and urban agriculture to promote access to healthy foods is an established component of ongoing operations. This initiative supports food security, fosters community engagement, and advances the City of Denton's long-term goals for public health, sustainability, and equitable access to nutritious, locally grown produce.

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**Element 6** Progress 0%

**Mobility** includes goals and policies for vehicular circulation and for the pedestrian, bicycle, and public transportation network. This element will serve as a policy framework for coordinating a comprehensive mobility network aligned with future land use and community character.




Policy: 24 Action: 58

**Policy 6.1** Progress 0%

Pursue new corridors and improve existing corridors in a manner consistent with the Roadway Component of Denton Mobility Plan.




**Ongoing**

Action: 9

**Action 6.1.1** Ongoing - Ongoing On Track

Implement the updated Mobility Plan to be consistent with the Future Land Use Map.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Transportation, Planning & Development

Implementing the updated Mobility Plan to be consistent with the Future Land Use Map is an established component of ongoing operations led by Planning and Transportation staff. This alignment ensures that transportation infrastructure supports projected growth patterns, enhances connectivity, and advances the City of Denton's long-term goals for sustainable development, multimodal access, and coordinated land use planning.

**Action 6.1.2** Ongoing - Ongoing On Track

Coordinate the Capital Improvement Plan (CIP) as a means for pursuing city road projects and streetscape improvements.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Transportation, Planning & Development, Capital Projects

Coordinating the Capital Improvement Plan (CIP) as a means for pursuing City road projects and streetscape improvements is an established component of ongoing operations. This strategic approach ensures that infrastructure investments are aligned with community priorities, supports safe and efficient mobility, and advances the City of Denton's long-term goals for sustainable development, urban design, and quality public spaces.

**Action 6.1.3** Ongoing - Ongoing On Track

Continuously coordinate the management of the Capital Improvement Plan (CIP), Mobility Plan, and the Comprehensive Plan to ensure that policies are coordinated.

**Ongoing**

**Action Type**
Capital
Program

**Responsible Department or Agency**
Transportation, Planning & Development

The City continuously coordinates the management of the Capital Improvement Plan (CIP), Mobility Plan, and Comprehensive Plan to ensure that policies and investments are aligned. This ongoing effort integrates long-range planning with annual budgeting and project delivery, helping the City advance Denton 2040 goals for sustainable growth, improved mobility, and cohesive community development.

**Action 6.1.4** Ongoing - Ongoing On Track

Advocate for projects in the Mobility Plan to be included in the regional Long Range Transportation Plan (LRTP) and the Transportation Improvement Program (TIP), both maintained by the North Central Texas Council of Government's (NCTCOG).

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Transportation

Advocating for projects in the Mobility Plan to be included in the regional Long Range Transportation Plan (LRTP) and the Transportation Improvement Program (TIP), both maintained by the North Central Texas Council of Governments (NCTCOG), is an established component of Transportation staff's ongoing operations. This practice ensures regional alignment, secures funding opportunities, and advances the City of Denton's long-term goals for multimodal connectivity, strategic infrastructure investment, and coordinated transportation planning.

**Action 6.1.5** Ongoing - Ongoing On Track

Ensure new development is consistent with and preserves new roads and road improvements identified in the Mobility Plan. As part of the development review process, include a check of the Mobility Plan to ensure that adequate provisions for right-of-way have been made.

Ongoing

**Action Type**
Regulation

**Responsible Department or Agency**
Transportation, Planning & Development

Ensuring new development is consistent with and preserves new roads and road improvements identified in the Mobility Plan—and including a check of the Mobility Plan during the development review process to confirm that adequate provisions for right-of-way have been made—is an established component of ongoing operations led by Transportation and Planning staff. This practice supports coordinated infrastructure planning, protects future transportation corridors, and advances the City of Denton's long-term goals for sustainable growth, multimodal connectivity, and strategic land use alignment.

**Action 6.1.6** Ongoing - Ongoing On Track

Revise the Denton Development Code and related development standards consistent with the updated Mobility Plan.

Ongoing

**Responsible Department or Agency**
Transportation, Planning & Development

Revising the Denton Development Code and related development standards to be consistent with the updated Mobility Plan is an established component of ongoing operations. Each year, staff completes an update to the citywide City Criteria Manuals, Construction Specifications, and Standard Details to ensure alignment with evolving transportation priorities, support coordinated infrastructure development, and advance the City of Denton's long-term goals for sustainable growth, multimodal connectivity, and integrated land use planning.

**Action 6.1.8** Ongoing - Ongoing On Track

Coordinate local road expansion with TxDOT plans for the expansion of I-35E, I-35, and other TxDOT roadways.

Ongoing

**Action Type**
Partnership

**Responsible Department or Agency**
Transportation

Coordinating local road expansion with TxDOT plans for the expansion of I-35E, I-35, and other TxDOT roadways is an established component of Transportation staff's ongoing operations. This coordination ensures infrastructure compatibility, supports regional mobility, and advances the City of Denton's long-term goals for efficient transportation planning, strategic investment, and intergovernmental collaboration.

**Action 6.1.10** Ongoing - Ongoing On Track

Continue the city's wayfinding strategy to guide motorists, bicyclists, and pedestrians throughout Denton, noting key entry points, landmarks, and 6-6 Mobility destinations. Coordinate with the Citywide Branding and Placemaking Strategy to call out landmarks and destinations as part of this strategy, where feasible.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation, Marketing and Communications

Continuing the City's wayfinding strategy to guide motorists, bicyclists, and pedestrians throughout Denton—highlighting key entry points, landmarks, and 6-6 Mobility destinations—is an established component of ongoing operations led by Transportation and Marketing and Communications staff. Coordination with the Citywide Branding and Placemaking Strategy to call out landmarks and destinations, where feasible, enhances navigational clarity, strengthens Denton's visual identity, and advances the City's long-term goals for multimodal connectivity, civic pride, and place-based storytelling.

**Action 6.1.11** Ongoing - Ongoing On Track

Partner and collaborate with projects that are major trip attractors to develop and implement innovative ways to manage congestion and incentivize best practices for peak management.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Transportation

Partnering and collaborating with projects that are major trip attractors to develop and implement innovative ways to manage congestion—and incentivize best practices for peak management—is an established component of Transportation staff's ongoing operations. This approach enhances traffic flow, supports sustainable mobility solutions, and advances the City of Denton's long-term goals for efficient transportation systems, strategic land use coordination, and improved commuter experience.

**Policy 6.2** Progress 0%

Implement the Mobility Plan as it relates to safety.

**Ongoing**

Action: 4



**Action 6.2.1** Ongoing - Ongoing On Track

Develop and implement Vision Zero Plan for Denton, refer to the Mobility Plan.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Transportation, Planning & Development

Developing and implementing a Vision Zero Plan for Denton—guided by the Mobility Plan—is an established component of ongoing operations led by Transportation and Planning staff. This initiative prioritizes safety for all road users, promotes data-driven strategies to eliminate traffic fatalities and serious injuries, and advances the City of Denton's long-term goals for equitable mobility, public health, and a safer, more connected transportation network.

**Action 6.2.2** Ongoing - Ongoing On Track

Design and construct a safe public realm as it relates to mobility (vehicular, bicycle, pedestrian and transit).

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Transportation, Planning & Development

Designing and constructing a safe public realm as it relates to mobility—including vehicular, bicycle, pedestrian, and transit access—is an established component of Transportation and Planning staff's ongoing operations. This work ensures that Denton's transportation infrastructure supports inclusive, multimodal movement while enhancing safety, accessibility, and the overall quality of public space—advancing the City's long-term goals for livability, connectivity, and equitable urban development.

**Action 6.2.3** Ongoing - Ongoing On Track

Research and obtain funding to design and construct a safe public realm.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Transportation, Planning & Development

Researching and obtaining funding to design and construct a safe public realm—as part of implementing the Mobility Plan—is an established component of ongoing operations led by Transportation and Planning staff. This effort supports the development of inclusive, multimodal infrastructure and public spaces that prioritize safety, accessibility, and connectivity, advancing the City of Denton's long-term goals for equitable mobility, sustainable urban design, and community well-being.

**Action 6.2.4** Ongoing - Ongoing | On Track

When applicable apply for funding through federal, state, or local safety programs.

**Ongoing**

When applicable, applying for funding through federal, state, or local safety programs—as part of implementing the Mobility Plan—is an established component of ongoing operations led by Transportation and Planning staff. This effort supports the development of safer transportation infrastructure, enhances public safety outcomes, and advances the City of Denton's long-term goals for equitable mobility, strategic investment, and community well-being.

**Policy 6.3** Progress 0%

Promote street networks and connectivity for the efficient distribution and movement of motor vehicles, bicycles, and pedestrians.




Action: 2

**Action 6.3.2** Ongoing - Ongoing | On Track

Pursue new opportunities to achieve new roadway connections as development opportunities arise. Update the Mobility Plan accordingly.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation, Planning & Development

Pursuing new opportunities to achieve roadway connections as development opportunities arise—and updating the Mobility Plan accordingly—is an established component of ongoing operations led by Transportation and Planning staff. This proactive approach ensures that infrastructure keeps pace with growth, enhances network connectivity, and advances the City of Denton's long-term goals for coordinated land use, multimodal access, and strategic transportation planning.

**Action 6.3.3** Ongoing - Ongoing | On Track

Provide emergency access when designing new residential subdivisions.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation, Planning & Development

Providing emergency access when designing new residential subdivisions is an established component of ongoing operations led by Planning staff. As part of the plan review process, the Fire Department ensures that all developments comply with the 2021 International Fire Code, supporting public safety, emergency response readiness, and the City of Denton's long-term goals for resilient community design and coordinated development standards.

**Policy 6.4** Progress 0%

Pursue a coordinated land use and mobility strategy to reduce motor vehicle trip lengths and reduce the need for motor vehicle trips.




Action: 3

**Action 6.4.1** Ongoing - Ongoing On Track

Encourage and incentivize new development to include mixed-use and to place homes within walking distance to shopping, education, employment, and entertainment consistent with compact growth framework of the Land Use Element.

**Ongoing**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Transportation

Encouraging and incentivizing new development to include mixed-use and to locate homes within walking distance of shopping, education, employment, and entertainment is an established component of Transportation staff's ongoing operations. This approach supports Denton's compact growth framework outlined in the Land Use Element, reduces reliance on automobiles, promotes walkability and transit access, and advances the City's long-term goals for sustainable development, equitable mobility, and vibrant, connected neighborhoods.

**Action 6.4.2** Ongoing - Ongoing On Track

Implement the Mobility Plan to be consistent with the Future Land Use Map.

**Ongoing**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Transportation

Implementing the Mobility Plan to be consistent with the Future Land Use Map is an established component of Transportation staff's ongoing operations. This alignment ensures that transportation infrastructure supports anticipated growth patterns, promotes efficient land use, and advances the City of Denton's long-term goals for coordinated planning, multimodal connectivity, and sustainable urban development.

**Action 6.4.4** Ongoing - Ongoing On Track

Use innovative and up-to-date research and methodology to estimate reductions in travel demand when evaluating projects that integrate transportation and land use.

**Ongoing**

Applying innovative and current research methodologies to estimate reductions in travel demand is essential when evaluating projects that integrate transportation and land use. Led by Transportation staff, this approach enables data-driven decision-making that reflects evolving mobility patterns, supports multimodal planning, and enhances the efficiency of infrastructure investments. By leveraging advanced tools and analytics, the City strengthens its capacity to design projects that reduce vehicle dependency, promote sustainable travel behavior, and align with long-term goals for equitable, connected, and climate-responsive development.

**Policy 6.5**

Maintain adequate levels-of-service for travel on Denton's streets.

**Policy 6.6** Progress 0%

Use access management as a strategy for maintaining road safety and capacity.




Action: 1

**Action 6.6.1** Ongoing - Ongoing On Track

Continue to utilize the City's access management standards for Collectors and Arterials in the city that meet or exceed TxDOT's standards. The standards should include a requirement for cross-access between commercial building sites and Denton 2040 Comprehensive Plan 6-9 Mobility 6 within and between developments where appropriate. This access should accommodate bicycle and pedestrians either as part of the driveway/street design or through separate pathways.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation, Planning & Development

Continuing to utilize the City's access management standards for Collector and Arterial roadways ensures consistent, safe, and efficient mobility across Denton. Led by transportation staff, these standards meet or exceed TxDOT guidelines and promote coordinated development patterns. Where appropriate, they include requirements for cross-access between commercial building sites and adjacent developments, in alignment with the Denton 2040 Comprehensive Plan. This access is designed to accommodate bicycles and pedestrians, either through integrated driveway and street designs or dedicated pathways, supporting the City's goals for multimodal connectivity, inclusive infrastructure, and vibrant, accessible communities.

**Policy 6.7**

Develop a street network that is compatible with and enhances Denton's community character when implementing the Mobility Plan.

**Policy 6.8** Progress 0%

Ensure adequate revenue to build and maintain roads.



| | % | # |
|---|---|---|
| On Track | 100 | 3 |

Action: 3

**Action 6.8.1** Ongoing - Ongoing | On Track

Incorporate the results of the City's road impact fee study to determine new development's fair share of road costs.

**Ongoing**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Capital Projects

Incorporating the results of the City's road impact fee study to determine new development's fair share of road costs is an established component of ongoing operations. This practice ensures that infrastructure funding is equitably distributed, supports responsible growth, and advances the City of Denton's long-term goals for sustainable development, fiscal stewardship, and strategic transportation planning.

**Action 6.8.2** Ongoing - Ongoing | On Track

Include the cost of regular road maintenance and reconstruction in estimating the cost of building and widening roads. Consider approaches to road construction that minimize lifecycle costs.

**Ongoing**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Capital Projects

The City incorporates the cost of regular road maintenance and reconstruction when estimating the total cost of building and widening roads. This approach ensures that long-term expenses are considered up front, rather than focusing solely on initial construction costs. By evaluating and adopting road construction methods that minimize lifecycle costs, the City advances fiscal responsibility, sustainable infrastructure, and resilient community growth.

**Action 6.8.4** Ongoing - Ongoing | On Track

Update the Mobility Plan at least every five years.

**Ongoing**

Updating the Mobility Plan at least every five years is an established component of ongoing operations. This regular review ensures the plan remains responsive to changing transportation needs, supports coordinated land use and infrastructure planning, and advances the City of Denton's long-term goals for sustainable mobility, growth management, and community connectivity.

**Policy 6.9**

Engage in ITS strategies as a way of making Denton's transportation systems more efficient and safer.

**Policy 6.10** Progress 0%

Use TDM strategies to make efficient use of motor vehicle travel, reduce congestion and impacts on road infrastructure, parking, and the environment and to make transportation more affordable.




Action: 2

**Action 6.10.1** Ongoing - Ongoing | On Track

Encourage major employers in the city, including universities, hospitals and others, to participate in TryParkingIt.com, the regional commuter program hosted by NCTCOG.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Transportation, Planning & Development

Encouraging major employers in the City—including universities, hospitals, and other institutions—to participate in TryParkingIt.com, the regional commuter program hosted by NCTCOG, is an established component of Transportation and Planning staff's ongoing operations. This initiative supports Denton's goals for reducing single-occupancy vehicle trips, improving air quality, and promoting sustainable commuting options that enhance regional mobility and contribute to a healthier, more connected community.

**Action 6.10.2** Ongoing - Ongoing | On Track

Provide incentives in the Denton Development Code, such as reduced parking requirements, for employers who agree to participate in commuter programs.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development, Environmental Services, Engineering

Providing incentives in the Denton Development Code—such as reduced parking requirements—for employers who agree to participate in commuter programs is an established component of ongoing operations led by Planning staff. This strategy encourages sustainable transportation choices, supports employer engagement in mobility solutions, and advances the City of Denton's long-term goals for reduced traffic congestion, improved air quality, and multimodal accessibility.

**Policy 6.11** Progress 0%

Pursue a balanced parking strategy that provides reasonable accommodations and minimizes environmental and land use impacts.




Action: 4

**Action 6.11.1** Ongoing - Ongoing On Track

Continue to allow and encourage the use of pervious or semi-pervious materials where warranted in the construction of parking facilities to further stormwater management goals.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Environmental Services, Transportation

Continuing to allow and encourage the use of pervious or semi-pervious materials where warranted in the construction of parking facilities is an established component of ongoing operations. This practice supports stormwater management goals by promoting natural infiltration, reducing runoff, and advancing the City of Denton's long-term objectives for sustainable development, water quality protection, and resilient infrastructure design.

**Action 6.11.3** Ongoing - Ongoing On Track

Encourage enactment of special parking requirements and dedicated parking areas for electric vehicles, car charging stations, and car sharing throughout Denton.

**Ongoing**

**Action Type**
Regulation
Partnership

**Responsible Department or Agency**
Environmental Services, Transportation

Encouraging the enactment of special parking requirements and dedicated parking areas for electric vehicles, car charging stations, and car sharing throughout Denton is an established component of ongoing operations led by Environmental Services and Sustainability, Transportation, and Economic Development staff. These efforts support the City's transition to cleaner mobility options, reduce emissions, and promote innovative transportation solutions.

**Action 6.11.4** Ongoing - Ongoing | On Track

Continue the City's wayfinding strategy to guide drivers to locate parking facilities throughout Denton. Coordinate with the Citywide Branding and Placemaking Strategy to call out landmarks and destinations where feasible.

**Ongoing**

**Action Type**
Regulation
Partnership

**Responsible Department or Agency**
Transportation, Marketing and Communications

Continuing the City's wayfinding strategy to guide drivers in locating parking facilities throughout Denton—and coordinating with the Citywide Branding and Placemaking Strategy to highlight landmarks and destinations where feasible—is an established component of ongoing operations. This effort enhances navigational clarity, supports efficient access to key areas, and advances the City of Denton's long-term goals for multimodal connectivity, civic identity, and user-friendly urban design.

**Action 6.11.5** Ongoing - Ongoing | On Track

Incentive reduction of parking facilities, such as for office and industrial developments that offer telecommuting and/or carpooling/vanpooling, and for shared parking facilities in mixed-use developments.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development, Building Inspections, Environmental Services

Incentivizing the reduction of parking facilities—such as for office and industrial developments that offer telecommuting and/or carpooling/vanpooling, and for shared parking facilities in mixed-use developments—is an established component of the City's ongoing operations. This approach supports compact growth, reduces land consumption and emissions, and aligns with Denton's long-term goals for sustainable development, multimodal accessibility, and efficient land use.

**Policy 6.12** Progress 0%

Implement a comprehensive transportation and mobility approach that minimizes air quality impacts.




Action: 3

**Action 6.12.1** Ongoing - Ongoing On Track

Participate in NCTCOG air quality forums to develop achievable regional policies to minimize air pollution from Denton's mobile sources.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation, Planning & Development

Participating in NCTCOG air quality forums to develop achievable regional policies that minimize air pollution from Denton's mobile sources is an established component of ongoing operations. This collaboration supports regional alignment on environmental strategies, promotes cleaner transportation options, and advances the City of Denton's long-term goals for public health, air quality improvement, and sustainable mobility.

**Action 6.12.2** Ongoing - Ongoing On Track

Coordinate with DCTA and NTCOG to apply for CMAQ and other funding to implement alternative mobility projects to offset vehicle emissions.

**Ongoing**

**Action Type**
Regulation
Partnership

**Responsible Department or Agency**
Environmental Services, Transportation, Economic Development

Coordinating with DCTA and NCTCOG to apply for CMAQ and other funding to implement alternative mobility projects that offset vehicle emissions is an established component of ongoing operations. This collaboration supports the development of cleaner transportation options, promotes regional alignment on air quality goals, and advances the City of Denton's long-term objectives for sustainable mobility, environmental stewardship, and public health.

**Action 6.12.4** Ongoing - Ongoing On Track

Create a partnership with DISD to reduce bus emissions through anti-idling enforcement and strategic route mapping.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Transportation

Creating a partnership with DISD to reduce bus emissions through anti-idling enforcement and strategic route mapping is an established component of ongoing operations. City staff regularly meets with the Denton Independent School District and is available for coordination to ensure student transportation routes are safe and efficient. This collaboration supports cleaner air, promotes effective transportation planning, and advances the City of Denton's long-term goals for environmental stewardship, public health, and sustainable mobility.

**Policy 6.13** Progress 0%

Ensure that Mobility continues to be at the forefront of the sustainability framework for the City.



| | % | # |
|---|---|---|
| On Track | 100 | 1 |

Action: 1

**Action 6.13.1** Ongoing - Ongoing On Track

Incorporate actions from the Mobility Element to reduce emissions, improves air quality, promotes low and non-polluting methods of transportation to further sustainability in Denton.

**Ongoing**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Transportation, Engineering, Planning & Development, Parks & Recreation

Incorporating actions from the Mobility Element to reduce emissions, improve air quality, and promote low and non-polluting methods of transportation is an established component of the City's ongoing operations. These efforts advance Denton's sustainability goals by fostering cleaner mobility options, supporting public health, and aligning transportation planning with long-term environmental stewardship and climate resilience.

**Policy 6.14** Progress 0%

Provide for the safe and efficient movement of freight to preserve and enhance its contribution to Denton's economy.



| | % | # |
|---|---|---|
| On Track | 100 | 3 |

Action: 3

**Action 6.14.1** Ongoing - Ongoing On Track

Ensure that truck routes are designed to allow the safe and efficient movement of freight vehicles, in balance with the character of the surrounding community and coordination with the FLUM.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Transportation, Planning & Development

Ensuring that truck routes are designed to allow the safe and efficient movement of freight vehicles—in balance with the character of the surrounding community and in coordination with the Future Land Use Map (FLUM)—is an established component of ongoing operations led by Transportation and Planning staff. This approach supports freight mobility, protects neighborhood livability, and advances the City of Denton's long-term goals for strategic infrastructure planning, economic development, and context-sensitive transportation design.

**Action 6.14.2** Ongoing - Ongoing | On Track

Encourage freight generating land uses, such as manufacturing, warehousing and distribution centers, to be located adjacent to truck routes, rail lines and travel centers.

**Ongoing**

Encouraging freight-generating land uses—such as manufacturing, warehousing, and distribution centers—to be located adjacent to truck routes, rail lines, and travel centers is an established component of ongoing operations. This practice supports efficient goods movement, reduces congestion impacts on local streets, and advances the City of Denton's long-term goals for economic development, strategic land use planning, and multimodal freight connectivity.

**Action 6.14.5** Ongoing - Ongoing | On Track

Direct hazardous materials/cargo that are being transported through Denton away from heavily populated or environmentally sensitive areas.

**Ongoing**

Directing hazardous materials and cargo being transported through Denton away from heavily populated or environmentally sensitive areas is an established component of ongoing operations. This practice enhances public safety, protects environmental resources, and advances the City of Denton's long-term goals for responsible freight movement, risk mitigation, and community resilience.

**Policy 6.15** Progress 0%

Use the Mobility Plan, Parks, Recreation, and Trails System Master Plan and other regional plans to guide the placement of facilities and educate residents on walking and cycling in Denton.




Action: 5

**Action 6.15.1** Ongoing - Ongoing | On Track

Ensure that bicycle and pedestrian facilities, as identified in the Mobility Plan, are included in the design of new roads and road improvements.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

Ensuring that bicycle and pedestrian facilities, as identified in the Mobility Plan, are included in the design of new roads and road improvements is an established component of Planning staff's ongoing operations. This practice supports the City's commitment to multimodal accessibility, promotes safe and active transportation, and aligns infrastructure development with Denton's long-term goals for connectivity, sustainability, and inclusive urban design.

**Action 6.15.2** Ongoing - Ongoing On Track

Ensure that bicycle and pedestrian facilities are designed consistent with the guidelines and standards established in the Bicycle and Pedestrian Linkage Component of the Mobility Plan.

**Ongoing**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Transportation, Engineering, Planning & Development

Ensuring that bicycle and pedestrian facilities are designed consistent with the guidelines and standards established in the Bicycle and Pedestrian Linkage Component of the Mobility Plan is an established component of ongoing operations led by Transportation, Engineering, and Planning staff. This coordinated effort supports the City's commitment to safe, accessible, and multimodal infrastructure, advancing Denton's long-term goals for sustainable mobility, public health, and inclusive urban design.

**Action 6.15.3** Ongoing - Ongoing On Track

Incorporate NCTCOG regional bicycle plans such as the Regional Veloweb, into Denton's bicycle facilities planning, and actively participate in NCTCOG's Bicycle and Pedestrian Advisory Committee (BPAC).

**Ongoing**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Transportation

Incorporating NCTCOG regional bicycle plans—such as the Regional Veloweb—into Denton's bicycle facilities planning, and actively participating in NCTCOG's BPAC, is an established component of Transportation staff's ongoing operations. These efforts ensure regional connectivity, align local infrastructure with broader mobility goals, and support the City's long-term commitment to safe, sustainable, and multimodal transportation.

**Action 6.15.4** Ongoing - Ongoing On Track

Continue the City's wayfinding strategy to facilitate bicycle and pedestrian circulation through Denton. Coordinate with the Citywide Branding and Placemaking Strategy to call out landmarks and destinations where feasible.

Ongoing

**Action Type**
Planning
Program

**Responsible Department or Agency**
Transportation, Engineering, Planning & Development, Marketing & Communications

Continuing the City's wayfinding strategy to facilitate bicycle and pedestrian circulation through Denton is an established component of ongoing operations led by Transportation, Engineering, Planning, and Marketing and Communications staff. This coordinated effort enhances navigability, promotes multimodal mobility, and strengthens Denton's identity by aligning with the Citywide Branding and Placemaking Strategy to highlight landmarks and destinations—advancing long-term goals for connectivity, accessibility, and vibrant public spaces.

**Action 6.15.5** Ongoing - Ongoing On Track

Coordinate departments and agencies to implement Mobility Plan, including education efforts such as the Smart Cycling Program.

Ongoing

**Action Type**
Planning
Program

**Responsible Department or Agency**
Transportation, Engineering, Planning & Development

Coordinating departments and agencies to implement the Mobility Plan—including education efforts such as the Smart Cycling Program—is an established component of ongoing operations led by Transportation, Engineering, and Planning staff. The Smart Cycling Program, developed by the League of American Bicyclists, provides hands-on training and traffic safety education to help cyclists navigate roads confidently and safely. This collaborative approach promotes informed multimodal travel, supports regional mobility goals, and advances the City's long-term vision for sustainable transportation, public engagement, and connected communities.

**Policy 6.16**

Ensure that future road designs incorporate bicycle and pedestrian design features as desired and appropriate.

**Policy 6.17** Progress 0%

Encourage new development to create pedestrian-and bicycle- friendly places.

Action: 2



**Action 6.17.3** Ongoing - Ongoing | On Track

Encourage new development to provide off-road trails where appropriate and feasible.

**Ongoing**

Encouraging new development to provide off-road trails where appropriate and feasible is an established component of ongoing operations. This practice promotes active transportation, enhances recreational opportunities, and advances the City of Denton's long-term goals for multimodal connectivity, public health, and integrated land use planning.

**Action 6.17.4** Ongoing - Ongoing | On Track

Establish easements to allow pedestrian and bicycle access through private or mixed-use developments, where appropriate, to promote site connectivity and pedestrian circulation.

**Ongoing**

Establishing easements to allow pedestrian and bicycle access through private or mixed-use developments—where appropriate—is an established component of ongoing operations. This practice promotes site connectivity, enhances pedestrian circulation, and advances the City of Denton's long-term goals for multimodal access, integrated land use planning, and walkable community design.

**Policy 6.18** Progress 0%

Ensure adequate revenue to build and maintain pedestrian and bicycle facilities

Action: 2




**Action 6.18.1** Ongoing - Ongoing | On Track

Account for pedestrian and bicycle facilities in the CIP projects.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Accounting for pedestrian and bicycle facilities in Capital Improvement Program (CIP) projects is an established component of ongoing operations. This practice ensures that infrastructure investments support multimodal access, enhance safety and connectivity, and advance the City of Denton's long-term goals for active transportation, equitable mobility, and sustainable urban development.

**Action 6.18.2** Ongoing - Ongoing On Track

Pursue pedestrian and bicycle funding and grant opportunities from local, regional, state, and federal agencies.

Ongoing

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Transportation

Pursuing pedestrian and bicycle funding and grant opportunities from local, regional, state, and federal agencies is an established component of the City's ongoing operations. These efforts support the expansion of multimodal infrastructure, enhance safety and accessibility, and advance Denton's long-term goals for sustainable transportation, public health, and equitable mobility.

**Policy 6.19** Progress 0%

Promote a land use pattern that makes transit convenient and feasible.




Action: 2

**Action 6.19.1** Ongoing - Ongoing On Track

Encourage and incentivize new development to include transit supportive elements adjacent to existing DCTA stations. This could include development in mixed-use areas, centers, and corridors.

Ongoing

**Action Type**
Program

**Responsible Department or Agency**
Economic Development, Planning & Development, Transportation

Encouraging and incentivizing new development to include transit-supportive elements adjacent to existing DCTA stations is an established component of ongoing operations led by Economic Development, Planning, and Transportation staff. This approach promotes compact, mixed-use development in key areas such as centers and corridors, enhances access to public transit, and supports the City's long-term goals for sustainable growth, economic vitality, and multimodal connectivity.

**Action 6.19.2** Ongoing - Ongoing | On Track

Coordinate with DCTA to identify future bus routes and transit stops/stations and develop overlays and area plans in these areas to support transit-oriented mixed-use development.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Economic Development, Planning & Development, Transportation

Coordinating with DCTA to identify future bus routes and transit stops/stations, and developing overlays and area plans in these areas to support transit-oriented mixed-use development, is an established component of ongoing operations led by Economic Development, Planning, and Transportation staff. This proactive approach enhances access to public transit, encourages compact and walkable development patterns, and supports the City's long-term goals for sustainable growth, multimodal connectivity, and vibrant, transit-supportive communities.

**Policy 6.20** Progress 0%

Encourage new development to create transit-friendly places.




Action: 1

**Action 6.20.1** Ongoing - Ongoing | On Track

Partner and collaborate with DCTA to develop Area Plans around existing and future DCTA rail stations and BRT fixed routes to include standards and guidelines for:

- Transit amenities.
- Building placement.
- Access and egress.
- Parking (if necessary).
- Bicycle and pedestrian linkages.
- Local transit connections.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Public Communications, Parks and Recreation, Economic Development

Partnering and collaborating with DCTA to develop Area Plans around existing and future DCTA rail stations and BRT fixed routes—including standards and guidelines for transit amenities, building placement, access and egress, parking (if necessary), bicycle and pedestrian linkages, and local transit connections—is an established component of ongoing operations. This effort supports transit-oriented development, enhances multimodal connectivity, and advances the City of Denton's long-term goals for sustainable growth, integrated land use planning, and accessible public transportation.

**Policy 6.21** Progress 0%

Coordinate with DCTA.

Action: 6




**Action 6.21.1** Ongoing - Ongoing On Track

Participate in long range planning efforts and communicate recommendations for transit-supportive areas and corridors.

**Ongoing**

Participating in long-range planning efforts and communicating recommendations for transit-supportive areas and corridors is an established component of ongoing operations. This practice promotes coordinated land use and transportation strategies, supports future transit investments, and advances the City of Denton's long-term goals for sustainable growth, multimodal connectivity, and equitable access to public transportation.

**Action 6.21.2** Ongoing - Ongoing On Track

Provide DCTA with the opportunity to comment on new development applications with respect to placement of transit-friendly features and impacts on transit vehicle operations.

**Ongoing**

Providing DCTA with the opportunity to comment on new development applications with respect to the placement of transit-friendly features and impacts on transit vehicle operations is an established component of ongoing operations. This coordination supports transit accessibility, promotes efficient service planning, and advances the City of Denton's long-term goals for integrated land use, multimodal connectivity, and sustainable transportation infrastructure.

**Action 6.21.3** Ongoing - Ongoing On Track

Participate in new transit studies and initiatives, such as planning for new local routes within Denton and DCTA corridor studies.

**Ongoing**

Participating in new transit studies and initiatives—such as planning for new local routes within Denton and DCTA corridor studies—is an established component of ongoing operations. This engagement supports data-driven decision-making, enhances regional coordination, and advances the City of Denton's long-term goals for accessible public transportation, multimodal connectivity, and sustainable urban mobility.

**Action 6.21.4** Ongoing - Ongoing On Track

Work with DCTA to identify service enhancements and the development of additional sub-hubs, such as the one at UNT.

**Ongoing**

Working with DCTA to identify service enhancements and the development of additional sub-hubs—such as the one at UNT—is an established component of ongoing operations. This collaboration supports improved transit access, strengthens regional mobility infrastructure, and advances the City of Denton's long-term goals for multimodal connectivity, equitable transportation options, and coordinated transit-oriented development.

**Action 6.21.5** Ongoing - Ongoing On Track

Establish bus pull-offs along existing and planned routes where appropriate.

**Ongoing**

Establishing bus pull-offs along existing and planned routes—where appropriate—is an established component of ongoing operations. This practice improves transit efficiency, enhances passenger safety, and advances the City of Denton's long-term goals for accessible public transportation, multimodal connectivity, and context-sensitive street design.

**Action 6.21.6** Ongoing - Ongoing On Track

Work proactively with DCTA to progressively improve transit service to encourage ridership by choice while ensuring equity for frequent users and vulnerable populations.

**Ongoing**

Working proactively with DCTA to progressively improve transit service—encouraging ridership by choice while ensuring equity for frequent users and vulnerable populations—is an established component of ongoing operations. This collaborative effort promotes inclusive access to mobility, enhances service quality, and advances the City of Denton's long-term goals for equitable transportation, community well-being, and sustainable urban connectivity.

**Policy 6.22** Progress 0%

Coordinate with placemaking and cultural promotion strategies.




Action: 2

**Action 6.22.1** Ongoing - Ongoing On Track

Continue the City's wayfinding strategy to help transit users navigate throughout Denton.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Transportation, Planning & Development

Continuing the City's wayfinding strategy to help transit users navigate throughout Denton is an established component of ongoing operations. This initiative enhances rider experience, improves access to key destinations, and advances the City of Denton's long-term goals for multimodal connectivity, public transportation usability, and inclusive urban mobility.

**Action 6.22.2** Ongoing - Ongoing | On Track

Encourage the use of transit to attend events in Denton through the proposed Special Events Integrated Transportation Plan.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Economic Development, Transportation

Encouraging the use of transit to attend events in Denton through the proposed Special Events Integrated Transportation Plan is an established component of ongoing operations. This initiative promotes sustainable travel choices, reduces traffic congestion during high-demand periods, and advances the City of Denton's long-term goals for multimodal accessibility, community engagement, and efficient event management.

**Policy 6.23**

Explore the potential for initiating trolley service in Denton.

**Policy 6.24** Progress 0%

Continue to be an advocate for regional transit service.




Action: 3

**Action 6.24.1** Ongoing - Ongoing | On Track

Participate in the NCTCOG/MPO's Regional Transportation Council, technical committees and other regional bodies to advocate for expanded regional transit service. In particular, those services that expand and enhance regional connections to/from Denton.

**Ongoing**

Participating in the NCTCOG/MPO's Regional Transportation Council, technical committees, and other regional bodies to advocate for expanded regional transit service—particularly those that enhance connections to and from Denton—is an established component of ongoing operations. This engagement strengthens regional collaboration, supports strategic transit investments, and advances the City of Denton's long-term goals for integrated mobility, economic development, and equitable access to transportation.

**Action 6.24.2** Ongoing - Ongoing | On Track

Continue to promote the use of the A-train to travel outside of Denton, serve commuter travel, and link with DART and other transit-related providers in the Metroplex.

**Ongoing**

Continuing to promote the use of the A-train to travel outside of Denton, serve commuter travel, and link with DART and other transit-related providers in the Metroplex is an established component of ongoing operations. This effort supports regional mobility, encourages sustainable commuting options, and advances the City of Denton's long-term goals for multimodal connectivity, economic integration, and accessible public transportation.

**Action 6.24.3** Ongoing - Ongoing | On Track

Work with DCTA to expand service of the A-train and local routes to increase ridership and better serve the needs and schedules of the population.

**Ongoing**

Continuing to promote the use of the A-train to travel outside of Denton, serve commuter travel, and link with DART and other transit-related providers in the Metroplex is an established component of ongoing operations. This effort supports regional mobility, encourages sustainable commuting options, and advances the City of Denton's long-term goals for multimodal connectivity, economic integration, and accessible public transportation.

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**Element 7** Progress 0%

**Housing and Neighborhoods** provides the basis for ensuring housing options for all of Denton's population in safe and livable neighborhoods, complete adequate community facilities to serve them. This element will ensure the conservation of Denton present neighborhoods, as well as the development of well-designed neighborhoods in the future.




Policy: 15 Action: 27

**Policy 7.1** Progress 0%

Promote development of higher density housing as part of mixed-use development in Denton's urban core, including Downtown, the Neighborhood/University Compatibility Areas, and in designated centers and corridors outside the urban core.




Action: 1

**Action 7.1.3** Ongoing - Ongoing | On Track

Create regulatory incentives to expand housing in and adjacent to Downtown through adaptive re-use, utilization of upper stories, and infill development.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development, Economic Development

Creating regulatory incentives to expand housing in and adjacent to Downtown—through adaptive re-use, utilization of upper stories, and infill development—is an established component of the City's ongoing operations. This strategy supports revitalization, promotes compact and walkable urban form, and advances Denton's long-term goals for housing diversity, economic vitality, and sustainable land use.

**Policy 7.2** Progress 0%

Expand the availability of affordable housing choices for community members most in need of housing, including those with low incomes and special needs.




Action: 2

**Action 7.2.1** Ongoing - Ongoing On Track

Support expansion of the availability of affordable housing for low-moderate income residents through policies for mixed income neighborhoods and housing development.

Ongoing

**Action Type**
Partnership
Program

**Responsible Department or Agency**
Community Development

Supporting the expansion of affordable housing availability for low- to moderate-income residents through policies that promote mixed-income neighborhoods and housing development is an established component of ongoing operations led by Community Services. This effort fosters inclusive communities, enhances housing stability, and advances the City of Denton's long-term goals for equity, economic opportunity, and sustainable neighborhood development.

**Action 7.2.4** Ongoing - Ongoing On Track

Partner and collaborate with local organizations and within the City to improve connections between home-related program resources and potential recipients and neighborhood groups.

Ongoing

**Action Type**
Partnership
Program

**Responsible Department or Agency**
All Departments

Partnering and collaborating with local organizations and within the City to improve connections between home-related program resources and potential recipients and neighborhood groups is an established component of ongoing operations led by Community Services. This effort strengthens outreach, enhances service delivery, and advances the City of Denton's long-term goals for housing stability, equitable access to resources, and inclusive community development.

**Policy 7.3** Progress 0%

Expand the availability of affordable housing choices for community members most in need of housing, including the homeless.

Action: 3



**Action 7.3.1** Ongoing - Ongoing On Track

Support efforts of the Denton County Homeless Coalition to address the needs of Denton's homeless population.

Ongoing

**Action Type**
Partnership
Program

**Responsible Department or Agency**
Community Development

Supporting the efforts of the Denton County Homeless Coalition to address the needs of Denton's homeless population is an established component of ongoing operations led by Community Services. This collaboration strengthens regional partnerships, enhances service coordination, and advances the City of Denton's long-term goals for housing stability, social equity, and compassionate community support.

**Action 7.3.2** Ongoing - Ongoing On Track

Partner and collaborate with Denton County Homelessness Leadership Team, Denton County Behavioral Health, and Denton County Public Health Department and other organizations and agencies to address mental illness needs which significantly contribute to homelessness.

Ongoing

**Action Type**
Program
Partnership

**Responsible Department or Agency**
Community Development

Partnering and collaborating with the Denton County Homelessness Leadership Team, Denton County Behavioral Health, Denton County Public Health Department, and other organizations and agencies to address mental illness needs that significantly contribute to homelessness is an established component of ongoing operations led by Community Services. This coordinated approach strengthens service delivery, promotes mental health support, and advances the City of Denton's long-term goals for housing stability, public health, and compassionate community care.

**Action 7.3.3** Ongoing - Ongoing | On Track

Explore best practices to bring innovative types of housing for the homeless to Denton.

**Ongoing**

**Action Type**
Partnership
Program

**Responsible Department or Agency**
Community Development

Exploring best practices to bring innovative types of housing for the homeless to Denton is an established component of ongoing operations led by Community Services. This initiative supports creative and effective solutions to address housing insecurity, fosters collaboration with regional and national partners, and advances the City of Denton's long-term goals for compassionate care, housing stability, and inclusive community development.

**Policy 7.4** Progress 0%

Expand the availability of housing choices for existing and potential community members most in need of housing, including seniors.




Action: 2

**Action 7.4.1** Ongoing - Ongoing | On Track

Encourage the development of options for senior housing and housing for persons with disabilities with a variety of unit types and cost choices, including ADA-accessible and active adult settings.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Community Development

Encouraging the development of options for senior housing and housing for persons with disabilities—with a variety of unit types and cost choices, including ADA-accessible and active adult settings—is an established component of ongoing operations led by Community Services. This initiative promotes inclusive living environments, supports aging in place, and advances the City of Denton's long-term goals for equitable housing, accessibility, and community well-being.

**Action 7.4.2** Ongoing - Ongoing | On Track

Partner with organizations and agencies to provide assistance and connect needs and resources for seniors and people with disabilities to be able to maintain single-family homes and properties if they are able to live independently

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Community Development

Partnering with organizations and agencies to provide assistance and connect needs and resources for seniors and people with disabilities—so they can maintain single-family homes and properties if able to live independently—is an established component of ongoing operations led by Community Services. This initiative supports aging in place, promotes housing stability, and advances the City of Denton's long-term goals for inclusive living, equitable access to support services, and community well-being.

**Policy 7.5** Progress 0%

Support expanded opportunities for home ownership to encourage neighborhood stability and reduce blight.




Action: 1

**Action 7.5.1** Ongoing - Ongoing | On Track

Expand partnerships with nonprofit housing providers to encourage homeownership.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Community Development

Expanding partnerships with nonprofit housing providers to encourage homeownership is an established component of ongoing operations led by Community Services. This initiative strengthens access to affordable housing opportunities, supports financial stability for low- to moderate-income residents, and advances the City of Denton's long-term goals for inclusive community development, equitable housing access, and neighborhood revitalization.

**Policy 7.6** Progress 0%

Encourage innovative housing development in mixed-use centers and corridors, Master Planned Communities (MPCs), and through residential development in rural areas that protects rural character.




Action: 2

**Action 7.6.1** Ongoing - Ongoing On Track

Establish procedures to facilitate revisions to the land use mix and design of MPCs including:

- Incorporation of compact, mixed-use, and walkable development patterns which can reduce household transportation costs
- The integration of area-wide trails, greenways, and green infrastructure elements Denton 2040 Comprehensive Plan 7-11 Housing & Neighborhoods 7
- A mix of housing types to reflect changing demographics and housing preferences
- Improved architectural and neighborhood design features

**Ongoing**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Planning & Development, Environmental Services

Establishing procedures to facilitate revisions to the land use mix and design of Master Planned Communities (MPCs)—including the incorporation of compact, mixed-use, and walkable development patterns; integration of area-wide trails, greenways, and green infrastructure elements; a mix of housing types to reflect changing demographics and housing preferences; and improved architectural and neighborhood design features—is an established component of ongoing operations led by Planning. This initiative supports resilient land use strategies, promotes sustainable community design, and advances the City of Denton's long-term goals for equitable growth, environmental stewardship, and vibrant neighborhood development.

**Action 7.6.2** Ongoing - Ongoing On Track

Promote Conservation Development (clustered housing) in Rural Agricultural and Rural Residential areas, with permanently protected open space in conservation easements, as an alternative to large lot suburban development.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

Promoting Conservation Development (clustered housing) in Rural Agricultural and Rural Residential areas—with permanently protected open space in conservation easements—as an alternative to large-lot suburban development is an established component of ongoing operations led by Planning. This approach preserves natural landscapes, supports efficient land use, and advances the City of Denton's long-term goals for sustainable growth, environmental stewardship, and rural character preservation.

**Policy 7.7**

Establish tools and strategies to enhance the quality and character of housing and neighborhoods.

**Policy 7.8** Progress 0%

Promote the stability and livability of established neighborhoods through a comprehensive neighborhood conservation program.

| | % | # |
|---|---|---|
| On Track | 100 | 2 |

Action: 2

**Action 7.8.2** Ongoing - Ongoing On Track

Prevent impacts and encroachments of incompatible uses, development scales, and intensities through adherence to the established land use standards and urban design principles.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

Preventing impacts and encroachments of incompatible uses, development scales, and intensities through adherence to established land use standards and urban design principles is an established component of Planning staff's ongoing operations. This practice ensures that new development aligns with the City's vision for cohesive, context-sensitive growth, protects neighborhood character, and supports Denton's long-term goals for livability, resilience, and balanced urban form.

**Action 7.8.3** Ongoing - Ongoing On Track

Apply neighborhood conservation strategies, such as targeted code enforcement, housing rehabilitation, clearance of blighted properties, and the encouragement of mixed income housing and neighborhoods.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Community Development, Community Improvement Services

Applying neighborhood conservation strategies—such as targeted code enforcement, housing rehabilitation, clearance of blighted properties, and the encouragement of mixed-income housing and neighborhoods—is an established component of ongoing operations led by Community Services. This approach strengthens neighborhood stability, promotes equitable development, and advances the City of Denton's long-term goals for community revitalization, inclusive housing, and sustainable urban growth.

**Policy 7.9** Progress 0%

Improve the livability of Denton's existing neighborhoods with investments in improved infrastructure, schools, community facilities, and public amenities.

| | % | # |
|---|---|---|
| On Track | 100 | 1 |

Action: 1

**Action 7.9.2** Ongoing - Ongoing | On Track

Provide opportunities to improve public safety, health, and well-being such as:

- Improved walkability with sidewalks in all neighborhoods, and the prioritization of “Safe Routes to School.”
- Expanded access to parks and recreation, including development of abandoned properties as pocket parks and community gardens.
- Improved neighborhood appearance through enforcement of dumping and property maintenance regulations and the removal of visual clutter.
- Improved accessibility for people with disabilities.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Community Development, Transportation, Engineering

Providing opportunities to improve public safety, health, and well-being is an established component of the City’s ongoing operations. Key strategies include enhancing walkability through neighborhood sidewalk improvements and prioritizing “Safe Routes to School,” expanding access to parks and recreation by transforming abandoned properties into pocket parks and community gardens, improving neighborhood appearance through enforcement of dumping and property maintenance regulations, and advancing accessibility for people with disabilities—all of which support Denton’s long-term goals for equity, livability, and inclusive community development.

**Policy 7.10** Progress 0%

Ensure that schools, libraries, community centers, and senior centers are sited equitably to service all of Denton’s neighborhoods.




Action: 1

**Action 7.10.1** Ongoing - Ongoing | On Track

Work with the City of Denton Department of Parks and Recreation and DISD to match growth projections and identified growth areas to ensure that schools and community facilities are appropriately sited in future growth centers and in locations where multi-modal mobility can be adequately accommodated.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Parks & Recreation, Planning & Development

Working with the City of Denton Department of Parks and Recreation and Denton ISD to align growth projections and identified growth areas is an established component of Planning staff’s ongoing operations. This coordination ensures that schools and community facilities are appropriately sited in future growth centers and in locations where multi-modal mobility can be adequately accommodated—supporting the City’s long-term goals for equitable access, sustainable development, and integrated land use and transportation planning.

**Policy 7.11** Progress 0%

Concentrate community facilities in transit-accessible areas and walkable communities to increase greatest potential for access and contribution to community health.




Action: 2

**Action 7.11.1** Ongoing - Ongoing On Track

Create policies and agreements with DCTA, other transit agencies, the Denton school districts, and the City of Denton Transportation Department to ensure that walkable and bicycle accessible routes are identified installed, and maintained, near schools and community facilities.

**Ongoing**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Community Development, Planning & Development

Creating policies and agreements with DCTA, other transit agencies, the Denton school districts, and the City to ensure that walkable and bicycle-accessible routes are identified, installed, and maintained near schools and community facilities is an established component of the City's ongoing operations. This collaborative approach promotes safe, multimodal access to key destinations, supports public health and mobility, and advances Denton's long-term goals for equitable transportation infrastructure and community connectivity.

**Action 7.11.2** Ongoing - Ongoing On Track

Ensure that community facilities are accessible through safe pathways that are well-lit, visible, and protected against traffic safety concerns, including accessibility concerns for people with disabilities.

**Ongoing**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Community Development, Planning & Development

Ensuring that community facilities are accessible through safe pathways that are well-lit, visible, and protected against traffic safety concerns—including accessibility considerations for people with disabilities—is an established component of the City's ongoing operations. This approach promotes inclusive mobility, enhances public safety, and supports Denton's long-term goals for equitable access, community well-being, and resilient infrastructure.

**Policy 7.12** Progress 0%

Use community centers, senior centers, schools, and libraries as a means of enhancing and highlighting neighborhood distinction and sense of community.




Action: 1

**Action 7.12.3** Ongoing - Ongoing | On Track

Explore the viability of historic building reuse in housing new community facilities and spaces for community programs.

**Ongoing**

**Action Type**
Planning
Regulation

**Responsible Department or Agency**
Engineering, Parks & Recreation

Exploring the viability of historic building reuse for housing new community facilities and spaces for community programs is an established component of ongoing operations. This approach preserves cultural heritage, promotes sustainable development, and advances the City of Denton's long-term goals for adaptive reuse, community enrichment, and inclusive access to public resources.

**Policy 7.13**

Provide joint-use of facilities in order to encourage community unity and ensure cost-efficient maintenance.

**Policy 7.14** Progress 0%

Combine community facilities for the most efficient use of resources.




Action: 4

**Action 7.14.1** Ongoing - Ongoing | On Track

Co-locate school and school athletic facilities within or adjacent to Regional Mixed-Use Centers.

**Ongoing**

**Action Type**
Program
Regulation

**Responsible Department or Agency**
Planning & Development

Co-locating schools and school athletic facilities within or adjacent to Regional Mixed-Use Centers is an established component of ongoing operations led by Planning. This strategy promotes land use efficiency, enhances walkability and access to educational resources, and advances the City of Denton's long-term goals for integrated community development, sustainable growth, and vibrant, connected neighborhoods.

**Action 7.14.2** Ongoing - Ongoing On Track

Locate elementary schools within Neighborhood Mixed-Use Centers.

Ongoing

**Action Type**
Program
Regulation

**Responsible Department or Agency**
Planning & Development

Locating elementary schools within Neighborhood Mixed-Use Centers is an established component of ongoing operations led by Planning. This strategy promotes walkable access to education, supports integrated land use, and advances the City of Denton's long-term goals for sustainable development, community cohesion, and vibrant, family-friendly neighborhoods.

**Action 7.14.3** Ongoing - Ongoing On Track

Locate major recreational activity centers within or adjacent to Mixed-Use Centers when possible to encourage convenient access between these uses.

Ongoing

**Responsible Department or Agency**
Planning & Development

Locating major recreational activity centers within or adjacent to Mixed-Use Centers—when possible—is an established component of ongoing operations led by Planning. This strategy promotes land use synergy, encourages active lifestyles, and advances the City of Denton's long-term goals for accessible public amenities, walkable communities, and integrated urban development.

**Action 7.14.5** Ongoing - Ongoing On Track

Ensure compatibility of community facility clusters by choosing locations that are suitable for multi-modal accessibility and neighborhood compatibility.

Ongoing

**Action Type**
Program
Regulation

**Responsible Department or Agency**
Planning & Development

Ensuring compatibility of community facility clusters by choosing locations that are suitable for multi-modal accessibility and neighborhood compatibility is an established component of ongoing operations led by Planning. This approach supports integrated land use, promotes equitable access to public services, and advances the City of Denton's long-term goals for sustainable development, inclusive community infrastructure, and connected urban environments.

**Policy 7.15** Progress 0%

Enhance community character through well-designed community facilities.



| | % | # |
|---|---|---|
| On Track | 100 | 5 |

Action: 5

**Action 7.15.1** Ongoing - Ongoing On Track

Utilize urban design principles for the design and planning of new municipal facilities.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

Utilizing urban design principles for the design and planning of new municipal facilities is an established component of ongoing operations led by Planning. This approach enhances site functionality, promotes aesthetic and contextual integration, and advances the City of Denton's long-term goals for sustainable development, civic identity, and accessible, community-oriented public spaces.

**Action 7.15.2** Ongoing - Ongoing On Track

Integrate public art into the planning and design for City and County-owned public facilities.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Planning & Development

Integrating public art into the planning and design of City and County-owned public facilities is an established component of ongoing operations led by Planning. This initiative enriches civic spaces, fosters cultural expression, and advances the City of Denton's long-term goals for placemaking, community identity, and inclusive public engagement.

**Action 7.15.3** Ongoing - Ongoing On Track

Engage the community in the design and planning for new community facilities.

**Ongoing**

**Action Type**
Planning
Outreach

**Responsible Department or Agency**
Planning & Development

Engaging the community in the design and planning for new community facilities is an established component of ongoing operations led by Planning. This inclusive approach fosters public input, builds civic ownership, and advances the City of Denton's long-term goals for responsive governance, equitable access to resources, and vibrant, community-centered development.

**Action 7.15.4** Ongoing - Ongoing On Track

Continue to encourage community facilities to be designed according to best practice sustainability standards (i.e. LEED).

**Ongoing**

**Action Type**
Program
Planning

**Responsible Department or Agency**
Planning & Development

Continuing to encourage community facilities to be designed according to best practice sustainability standards—such as LEED—is an established component of ongoing operations led by Planning. This initiative promotes energy efficiency, environmental stewardship, and advances the City of Denton's long-term goals for resilient infrastructure, sustainable development, and responsible resource management.

**Action 7.15.5** Ongoing - Ongoing On Track

Ensure that community facilities are accessible via the open space network, with connections to trails, parks, and the pedestrian network.

**Ongoing**

**Action Type**
Partnership
Planning

**Responsible Department or Agency**
Planning & Development, Parks & Recreation

Ensuring that community facilities are accessible via the open space network—with connections to trails, parks, and the pedestrian network—is an established component of ongoing operations led by Planning and Parks & Recreation. This strategy promotes active transportation, strengthens recreational access, and advances the City of Denton's long-term goals for integrated mobility, public health, and vibrant, connected community infrastructure.

## Element 8

Progress 0%

**Community Health, Safety, and Services** includes goals and policies for maintaining a safe and secure environment for Denton residents as well as an overall healthy population. Goals and policies focus on environmental justice, social services programming, community health, resiliency, and hazard mitigation, as well as emergency services.

Policy: 8 | Action: 25




## Policy 8.1

Progress 0%

Establish a comprehensive framework to promote healthy communities.

Action: 1




### Action 8.1.6

Ongoing - Ongoing | On Track

Actively seek out and implement methods to make local food production easier.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Environmental Services, Parks & Recreation, Planning & Development

Actively seeking out and implementing methods to make local food production easier is an established component of ongoing operations. This initiative supports food system resilience, promotes environmental sustainability, and advances the City of Denton's long-term goals for community health, economic vitality, and access to fresh, locally grown food.

## Policy 8.2

Enhance public awareness for community health goals.

## Policy 8.3

Progress 0%

Link healthy community goals and polices throughout the Comprehensive Plan and to Denton's sustainability plan.

Action: 4



**Action 8.3.1** Ongoing - Ongoing On Track

Promote compact development patterns and urban design standards that support pedestrian access and physical activity.

Ongoing

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development

Promoting compact development patterns and urban design standards that support pedestrian access and physical activity is an established component of Planning staff's ongoing operations. This approach fosters walkable, vibrant neighborhoods, encourages healthier lifestyles, and aligns with the City's long-term goals for sustainable growth, equitable mobility, and community well-being.

**Action 8.3.2** Ongoing - Ongoing On Track

Locate land uses according to the Future Land Use Map (FLUM) to ensure that protected land uses are not in conflict with health hazards, applying standards of environmental justice.

Ongoing

**Action Type**
Regulation
Program

**Responsible Department or Agency**
Planning & Development

Locating land uses according to the Future Land Use Map (FLUM) to ensure that protected land uses are not in conflict with health hazards—while applying standards of environmental justice—is an established component of ongoing operations led by Planning. This approach safeguards vulnerable populations, promotes equitable land use decisions, and advances the City of Denton's long-term goals for public health, environmental stewardship, and socially responsible development.

**Action 8.3.4** Ongoing - Ongoing | On Track

Continue to implement policies from Simply Sustainable: A Strategic Plan Framework for Denton's Future regarding the expansion of community gardens and urban agriculture to promote access to healthy foods.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Environmental Services, Parks & Recreation, Planning & Development

Continuing to implement policies from Simply Sustainable: A Strategic Plan Framework for Denton's Future regarding the expansion of community gardens and urban agriculture to promote access to healthy foods is an established component of ongoing operations led by Environmental Services and Sustainability. This initiative supports food equity, fosters environmental stewardship, and advances the City of Denton's long-term goals for public health, community resilience, and sustainable land use.

**Action 8.3.7** Ongoing - Ongoing | On Track

Coordinate with NCTCOG goals for maintaining regional air quality and healthy ozone levels.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Environmental Services, Transportation

Coordinating with NCTCOG goals for maintaining regional air quality and healthy ozone levels is an established component of ongoing operations. This collaboration supports environmental health, aligns with regional sustainability initiatives, and advances the City of Denton's long-term goals for clean air, public well-being, and responsible environmental stewardship.

**Policy 8.4** Progress 0%

Ensure effective disaster preparedness for natural and manmade disasters.

Action: 3



**Action 8.4.1** Ongoing - Ongoing On Track

Update the Hazard Vulnerability Analysis (HVA) every five years.

Ongoing

**Action Type**
Planning

**Responsible Department or Agency**
Fire

Updating the Hazard Vulnerability Analysis (HVA) every five years is an established component of ongoing operations led by Fire. This practice ensures preparedness, informs emergency planning, and advances the City of Denton's long-term goals for public safety, risk mitigation, and resilient community infrastructure.

**Action 8.4.2** Ongoing - Ongoing On Track

Include consideration of gas well drilling and production in the Hazard Vulnerability Analysis (HVA) and addressed by policies of the OEM.

Ongoing

**Action Type**
Planning

**Responsible Department or Agency**
Fire

Including consideration of gas well drilling and production in the Hazard Vulnerability Analysis (HVA) and addressing it through policies of the Office of Emergency Management (OEM) is an established component of ongoing operations. This practice enhances risk assessment, supports emergency preparedness, and advances the City of Denton's long-term goals for public safety, environmental health, and resilient community planning.

**Action 8.4.3** Ongoing - Ongoing On Track

Coordinate with land use policies for gas well drilling and production which will mitigate for real and perceived impacts to community safety.

Ongoing

**Action Type**
Planning

**Responsible Department or Agency**
Environmental Services, Planning & Development, Legal

Coordinating with land use policies for gas well drilling and production to mitigate real and perceived impacts to community safety is an established component of ongoing operations led by Environmental Services and Sustainability. This effort promotes responsible resource management, enhances public confidence, and advances the City of Denton's long-term goals for environmental health, regulatory alignment, and community well-being.

**Policy 8.5** Progress 0%

Ensure adequate police services to protect the health and safety of the Denton Community and business population.



| | % | # |
|---|---|---|
| On Track | 100 | 3 |

Action: 3

**Action 8.5.1** Ongoing - Ongoing On Track

Plan and provide for police stations, offices, and supporting facilities adequate to support level of service standards.

**Ongoing**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Fire, Police

Planning and providing for police stations, offices, and supporting facilities adequate to support level of service standards. This effort ensures operational readiness, enhances public safety infrastructure, and advances the City of Denton's long-term goals for responsive law enforcement, community trust, and effective municipal service delivery.

**Action 8.5.3** Ongoing - Ongoing On Track

Design police facilities to be recognized as iconic civic buildings. Reuse and update existing police facilities when possible.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Planning & Development

Designing police facilities to be recognized as iconic civic buildings—and reusing and updating existing facilities when possible, including the remodel of Police Headquarters and the completion of a new police substation and firing range in fiscal year 2023–24—is an established component of ongoing operations. This approach enhances civic identity, promotes efficient use of public resources, and advances the City of Denton's long-term goals for architectural excellence, community engagement, and modern public safety infrastructure.

**Action 8.5.5** Ongoing - Ongoing | On Track

Continue to strengthen and grow the City's neighborhood policing programs.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Police

Continuing to strengthen and grow the City's neighborhood policing programs is an established component of ongoing operations led by Police. This initiative fosters community trust, enhances public safety through proactive engagement, and advances the City of Denton's long-term goals for collaborative law enforcement, responsive service delivery, and safe, connected neighborhoods.

**Policy 8.6** Progress 0%

Ensure adequate fire and emergency prevention and response to protect the health and safety of the Denton Community and business population.




Action: 7

**Action 8.6.1** Ongoing - Ongoing | On Track

Plan and provide for fire and emergency services, offices, and supporting facilities adequate to support level of service policies maintained by emergency services departments.

**Ongoing**

**Action Type**
Planning
Program

**Responsible Department or Agency**
Fire, Police

Planning and providing for fire and emergency services, offices, and supporting facilities adequate to support level of service policies maintained by emergency services departments—including renovations to Fire Stations 5 and 6 as part of the 2023 Bond Program and the construction of Fire Station 9 at the Denton Enterprise Airport completed in fiscal year 2023–24—is an established component of ongoing operations. This effort ensures operational readiness, enhances emergency response capabilities, and advances the City of Denton's long-term goals for public safety, infrastructure resilience, and effective municipal service delivery.

**Action 8.6.3** Ongoing - Ongoing On Track

Continue to design fire and emergency service facilities to be recognized as notable civic buildings. Reuse and update existing fire and emergency service facilities when possible.

Ongoing

**Action Type**
Program

**Responsible Department or Agency**
Planning & Development, Fire

Continuing to design fire and emergency service facilities to be recognized as notable civic buildings—and reusing and updating existing facilities when possible—is an established component of ongoing operations. This approach promotes architectural distinction, supports efficient use of public resources, and advances the City of Denton's long-term goals for civic pride, sustainable infrastructure, and resilient emergency service delivery.

**Action 8.6.4** Ongoing - Ongoing On Track

Maintain response time standards established by the National Fire Protection Association for populations of Denton's size.

Ongoing

**Action Type**
Planning
Program

**Responsible Department or Agency**
Fire, Police

Maintaining response time standards established by the National Fire Protection Association (NFPA) for populations of Denton's size is an established component of ongoing operations. This commitment ensures timely emergency response, supports public safety benchmarks, and advances the City of Denton's long-term goals for effective fire and emergency services, community resilience, and protection of life and property.

**Action 8.6.5** Ongoing - Ongoing On Track

Provide connections to resources, such as permit assistance and tax rebates for tornado shelter purchases and installation.

Ongoing

**Action Type**
Regulation

**Responsible Department or Agency**
Fire, Police

Providing connections to resources—such as permit assistance and tax rebates for tornado shelter purchases and installation—is an established component of ongoing operations. This initiative enhances public safety, supports disaster preparedness, and advances the City of Denton's long-term goals for resilient infrastructure, community protection, and accessible emergency mitigation measures.

**Action 8.6.6** Ongoing - Ongoing On Track

Focus on prevention programs to heighten awareness, minimize loss, and support a safer community.

Ongoing

**Action Type**
Program

**Responsible Department or Agency**
Fire, Police

Focusing on prevention programs to heighten awareness, minimize loss, and support a safer community is an established component of ongoing operations. These efforts promote proactive risk reduction, foster public education, and advance the City of Denton's long-term goals for community resilience, emergency preparedness, and enhanced public safety.

**Action 8.6.7** Ongoing - Ongoing On Track

Reduce the possibility of fire in commercial, industrial, and multi-family buildings through development review and a high-quality inspection program.

Ongoing

**Action Type**
Program

**Responsible Department or Agency**
Fire

Reducing the possibility of fire in commercial, industrial, and multi-family buildings through development review and a high-quality inspection program is an established component of ongoing operations led by Fire. This proactive approach ensures code compliance, enhances life safety, and advances the City of Denton's long-term goals for risk mitigation, resilient infrastructure, and effective fire prevention.

**Action 8.6.8** Ongoing - Ongoing On Track

Continue and strengthen the City's participation in the National Incident Management System (NIMS).

Ongoing

**Action Type**
Program

**Responsible Department or Agency**
Fire, Police

Continuing and strengthening the City's participation in the National Incident Management System (NIMS) is an established component of ongoing operations. This commitment enhances coordinated emergency response, supports interagency collaboration, and advances the City of Denton's long-term goals for public safety, disaster resilience, and effective incident management.

**Policy 8.7** Progress 0%

Establish a framework for the formation of programs to serve Denton's communities of need.




Action: 7

**Action 8.7.1** Ongoing - Ongoing On Track

Continue to utilize a work group of city and county departments and community leaders to periodically evaluate and update the existing programs serving community members in need in Denton. Determine if adequate services are available and if additional programs or organizations are needed to meet needs.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Community Development

Continuing to utilize a work group of city and county departments and community leaders to periodically evaluate and update existing programs serving community members in need in Denton is an established component of ongoing operations led by Community Services. This collaborative effort ensures service adequacy, identifies emerging needs, and advances the City of Denton's long-term goals for equity, social support, and responsive community development.

**Action 8.7.2** Ongoing - Ongoing On Track

Work with existing Denton community groups to support the Serve Denton campus facility for non-profit use and the provision of community services and programs.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Community Development

Working with existing Denton community groups to support the Serve Denton campus facility for non-profit use and the provision of community services and programs is an established component of ongoing operations. This collaborative effort strengthens local service networks, enhances access to vital resources, and advances the City of Denton's long-term goals for community well-being, social equity, and effective public-private partnerships.

**Action 8.7.4** Ongoing - Ongoing On Track

Continue to support programs that combat substance abuse in Denton and work with key partners to aid in their implementation.

Ongoing

**Action Type**
Outreach

**Responsible Department or Agency**
Community Development

Continuing to support programs that combat substance abuse in Denton—and working with key partners to aid in their implementation—is an established component of ongoing operations. This commitment strengthens prevention and recovery efforts, fosters collaborative service delivery, and advances the City of Denton's long-term goals for public health, community resilience, and equitable access to behavioral health resources.

**Action 8.7.5** Ongoing - Ongoing On Track

Continue to work with local partners to strengthen and broaden current programs addressing the needs of those experiencing homelessness in Denton, while also improving affordable housing policies. Create a plan to make homelessness rare, brief, and nonrecurring, and identify key partners to aid in implementation.

Ongoing

**Action Type**
Outreach

**Responsible Department or Agency**
Community Development

Continuing to work with local partners to strengthen and broaden current programs addressing the needs of those experiencing homelessness in Denton—while also improving affordable housing policies—is an established component of ongoing operations led by Community Services. This initiative includes the creation of a strategic plan to make homelessness rare, brief, and nonrecurring, and involves identifying key partners to support implementation. It advances the City of Denton's long-term goals for housing stability, social equity, and coordinated community care.

**Action 8.7.6** Ongoing - Ongoing On Track

Include health education and preventative care guidelines into all programs serving key groups of need.

Ongoing

**Action Type**
Outreach

**Responsible Department or Agency**
Community Development

Including health education and preventative care guidelines into all programs serving key groups of need is an established component of ongoing operations. This approach promotes informed decision-making, supports early intervention, and advances the City of Denton's long-term goals for public health, equitable access to care, and community well-being.

**Action 8.7.7** Ongoing - Ongoing | On Track

Include needs for neighborhood and social services in the planning for and upgrading of community facilities.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Community Development

Including needs for neighborhood and social services in the planning for and upgrading of community facilities is an established component of ongoing operations led by Community Services. This approach ensures that physical spaces support essential programs, fosters equitable access to resources, and advances the City of Denton's long-term goals for inclusive development, community well-being, and responsive public infrastructure.

**Action 8.7.8** Ongoing - Ongoing | On Track

Work with DCTA to ensure that public transit needs for senior and people with disabilities are met.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Planning & Development, Transportation

Working with DCTA to ensure that public transit needs for seniors and people with disabilities are met is an established component of ongoing operations. This collaboration promotes equitable mobility, enhances access to essential services, and advances the City of Denton's long-term goals for inclusive transportation, community connectivity, and quality of life for all residents.

**Policy 8.8**

Proactively identify and organize volunteer opportunities within the city that will link Denton residents with opportunities to serve their fellow citizens.

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**Element 9** Progress 0%

**Infrastructure and Utilities** ensures the provision of adequate infrastructure and facilities that will complement the future growth of Denton. This includes water, wastewater, stormwater, solid waste, and electric. In addition to baseline service, strategies for sustainable practices such as sustainable energy and green infrastructure are included in this Element.

Policy: 13 | Action: 43



**Policy 9.1** Progress 0%

Seek economically favorable sources of power and continue to develop programs to increase operational efficiency to offer stable and competitively-priced electric rates and exceptional customer service compared to the deregulated market.




Action: 2

**Action 9.1.1** Ongoing - Ongoing On Track

Provide efficient and effective customer services by maintaining rapid response times to customer outages, enhancing communication systems, enhancing automated meter reading capabilities, and improving system automation and analysis capabilities.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
DME

Providing efficient and effective customer services by maintaining rapid response times to customer outages, enhancing communication systems, expanding automated meter reading capabilities, and improving system automation and analysis is an established component of ongoing operations led by Denton Municipal Electric. These efforts ensure reliable service delivery, strengthen customer engagement, and advance the City of Denton's long-term goals for operational excellence, technological innovation, and responsive utility management.

**Action 9.1.2** Ongoing - Ongoing On Track

Seek cost-effective sources of renewable and reliable power.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
DME

Seeking cost-effective sources of renewable and reliable power is an established component of ongoing operations led by Denton Municipal Electric. This initiative supports energy affordability, reduces environmental impact, and advances the City of Denton's long-term goals for sustainability, grid resilience, and responsible utility management.

**Policy 9.2** Progress 0%

Seek cost-effective opportunities for expanding DME's renewable portfolio.




Action: 1

**Action 9.2.1** Ongoing - Ongoing On Track

Support expanding renewable energy source options through public-private partnerships.

**Ongoing**

Supporting the expansion of renewable energy source options through public-private partnerships is an established component of ongoing operations led by Denton Municipal Electric. This strategy fosters innovation, leverages shared resources, and advances the City of Denton's long-term goals for sustainable energy development, economic collaboration, and environmental stewardship.

**Policy 9.3**

Continue to advance the use of municipal lighting fixtures that direct illumination efficiently, reduce nuisance lighting problems, and enhance views of the nighttime sky.

**Policy 9.4** Progress 0%

Coordinate with service providers to ensure availability of communications infrastructure throughout the city.




Action: 4

**Action 9.4.1** Ongoing - Ongoing On Track

Ensure that communications infrastructure, including fiber optic cables, are installed proactively to keep up with demand as Denton grows.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Engineering, Tech Services

Ensuring that communications infrastructure—including fiber optic cables—is installed proactively to keep up with demand as Denton grows is an established component of ongoing operations led by Engineering and Technology Services. This forward-looking approach supports connectivity, enables smart city innovations, and advances the City of Denton's long-term goals for technological resilience, economic development, and high-quality municipal service delivery.

**Action 9.4.2** Ongoing - Ongoing On Track

Install telecommunications infrastructure consistent with City ordinances and the Denton Development Code.

Ongoing

**Action Type**
Regulation

**Responsible Department or Agency**
Engineering, Tech Services

Ensuring that communications infrastructure—including fiber optic cables—is installed proactively to keep pace with Denton's growth is an established component of ongoing operations led by Engineering and Technology Services. This strategic investment strengthens digital connectivity, supports smart city initiatives, and advances the City of Denton's long-term goals for innovation, economic vitality, and reliable public service infrastructure.

**Action 9.4.3** Ongoing - Ongoing On Track

Work in tandem with other service providers to install underground telecommunications lines when practical and maintain utility infrastructure when necessary.

Ongoing

**Action Type**
Partnership

**Responsible Department or Agency**
DME, Planning & Development

Working in tandem with other service providers to install underground telecommunications lines when practical—and to maintain utility infrastructure when necessary—is an established component of ongoing operations. This coordinated approach enhances service reliability, supports infrastructure longevity, and advances the City of Denton's long-term goals for resilient utilities, efficient public works, and sustainable urban development.

**Action 9.4.5** Ongoing - Ongoing On Track

Establish maintenance regulations in the Denton Development Code that ensures long-term viability of communications infrastructure.

Ongoing

**Action Type**
Regulation

**Responsible Department or Agency**
Engineering

Establishing maintenance regulations in the Denton Development Code that ensure the long-term viability of communications infrastructure is an established component of ongoing operations. This regulatory framework supports consistent service quality, protects public investments, and advances the City of Denton's long-term goals for infrastructure resilience, technological reliability, and sustainable urban development.

**Policy 9.5** Progress 0%

Install underground electric distribution facilities wherever practical.



| | % | # |
|---|---|---|
| On Track | 100 | 5 |

Action: 5

**Action 9.5.1** Ongoing - Ongoing On Track

Enforce engineering code requirements that facilitate the installation of underground distribution facilities for all new commercial and residential developments.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
DME

Enforcing engineering code requirements that support the installation of underground distribution facilities is a standard practice for all new commercial and residential developments. This approach enhances system reliability, improves community safety, and reduces visual impacts in the built environment. By embedding these requirements into routine development processes, the City ensures that growth is paired with resilient, efficient, and visually cohesive infrastructure.

**Action 9.5.2** Mar 01, 2022 - Dec 31, 2025 On Track Progress 0%

Pursue the installation of underground distribution facilities along and adjacent to major gateways and major roadways.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
DME

Pursuing the installation of underground distribution facilities along and adjacent to major gateways and major roadways enhances both reliability and community character. This effort reduces the risk of service interruptions, improves safety, and minimizes visual clutter in highly traveled and visible corridors. By focusing on these prominent areas, the City strengthens infrastructure resilience while also supporting a more attractive and cohesive public realm.

**Action 9.5.3** Ongoing - Ongoing On Track

Fund the conversion of existing overhead electric facilities to underground on a fiscally responsible basis through electric service initiatives.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
DME

Funding the conversion of existing overhead electric facilities to underground is pursued on a fiscally responsible basis through targeted electric service initiatives. This approach enhances system reliability, reduces long-term maintenance needs, and improves safety while also minimizing visual impacts in the community. By advancing these conversions strategically, the City balances infrastructure resilience with financial stewardship and community character.

**Action 9.5.5** Ongoing - Ongoing On Track

New primary and transmission electric lines to major load centers may be installed overhead except in specially designated areas.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
DME, Planning & Development

New primary and transmission electric lines serving major load centers may be installed overhead, except in specially designated areas where undergrounding or alternative approaches are required. This practice balances the need for reliable and cost-effective service delivery with community priorities for safety, aesthetics, and environmental sensitivity in key locations. By applying this standard, the City ensures that critical infrastructure is provided responsibly while respecting designated areas of higher community value.

**Action 9.5.6** Ongoing - Ongoing On Track

Encourage service providers (i.e., cable, telephone, electricity, data communications, etc.) to comply with the Tree Preservation Code regarding vegetation removal, tree trimming, and planting requirements.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Planning & Development, DME, Engineering

Encouraging service providers—including cable, telephone, electricity, and data communications—to comply with the Tree Preservation Code regarding vegetation removal, tree trimming, and planting requirements is an established component of ongoing operations. This practice protects Denton's urban forest, promotes responsible infrastructure maintenance, and advances the City of Denton's long-term goals for environmental stewardship, community aesthetics, and sustainable development.

**Policy 9.6** Progress 0%

Develop long-term water supply contracts and reduce per capita water use to ensure adequate water supply.




Action: 4

**Action 9.6.2** Ongoing - Ongoing On Track

Participate in regional water planning and secure water supply contracts with local water suppliers such as North Texas Municipal Water District, Tarrant Regional Water District, Upper Trinity Regional Water District and/or Dallas Water Utilities.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Water, Environmental Services

Participating in regional water planning and securing water supply contracts with local water suppliers—such as North Texas Municipal Water District, Tarrant Regional Water District, Upper Trinity Regional Water District, and Dallas Water Utilities—is an established component of ongoing operations led by Water. This strategic collaboration ensures long-term water reliability, supports regional sustainability, and advances the City of Denton's long-term goals for resource stewardship, infrastructure resilience, and responsible growth management.

**Action 9.6.3** Ongoing - Ongoing On Track

Continue to implement the Denton Water Conservation and Drought Contingency Plan to help reduce per capita water use.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Water, Environmental Services

Continuing to implement the Denton Water Conservation and Drought Contingency Plan to help reduce per capita water use is an established component of ongoing operations led by Water and Environmental Services and Sustainability staff. This effort supports the City's long-term goals for resource efficiency, climate resilience, and environmental stewardship by promoting responsible water use, protecting supply during drought conditions, and fostering a culture of conservation throughout the community.

**Action 9.6.4** Ongoing - Ongoing | On Track

Participate in regional coordination of water conservation efforts in North Central Texas such as the Water Efficiency Network of North Texas (WENNT) to promote collaborative water conservation efforts and synchronized regional messaging.

**Ongoing**

**Action Type**
Partnership

**Responsible Department or Agency**
Water, Environmental Services

Participating in regional coordination of water conservation efforts in North Central Texas—such as the Water Efficiency Network of North Texas (WENNT)—is an established component of ongoing operations led by Water and Environmental Services and Sustainability. This collaboration promotes unified messaging, strengthens conservation strategies, and advances the City of Denton's long-term goals for sustainable resource management, regional partnership, and environmental stewardship.

**Action 9.6.5** Ongoing - Ongoing | On Track

Encourage community members to employ best management practices for water reduction such as use of rain barrels and re-using rainwater on premises.

**Ongoing**

**Action Type**
Planning

**Responsible Department or Agency**
Water

Encouraging community members to employ best management practices for water reduction—such as using rain barrels and re-using rainwater on premises—is an established component of the City's ongoing operations. These practices support Denton's long-term goals for water conservation, environmental stewardship, and climate resilience by promoting responsible resource use and empowering residents to contribute to sustainable water management.

**Policy 9.7** Progress 0%

Develop and operate water infrastructure in cooperation with other entities so that it is safe, reliable, cost effective, limits negative environmental impacts, and sufficient to meet future demands.




Action: 6

**Action 9.7.1** Ongoing - Ongoing On Track

Promote infrastructure capacity improvements to support infill development, rather than new line extensions that expand the geographic coverage of the city's infrastructure systems.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Water, Wastewater, Engineering

Promoting infrastructure capacity improvements to support infill development—rather than new line extensions that expand the geographic coverage of the City's infrastructure systems—is an established component of ongoing operations led by Water, Wastewater, and Engineering staff. This approach prioritizes efficient use of existing resources, supports compact growth, and aligns with the City's long-term goals for sustainable development, cost-effective service delivery, and responsible land use planning.

**Action 9.7.2** Ongoing - Ongoing On Track

Work proactively to identify gaps in existing infrastructure to support connectivity of existing networks and reduce leapfrog development.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Water, Wastewater, Engineering

Working proactively to identify gaps in existing water infrastructure to support connectivity of existing networks and reduce leapfrog development is an established component of ongoing operations. This strategic approach promotes efficient land use, strengthens system reliability, and advances the City of Denton's long-term goals for sustainable growth, infrastructure resilience, and coordinated urban planning.

**Action 9.7.3** Ongoing - Ongoing On Track

Continue to require residential and commercial developers to pay to extend water distribution infrastructure to service development areas.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Water, Wastewater, Engineering

Continuing to require residential and commercial developers to pay to extend water distribution infrastructure to service development areas is an established component of ongoing operations. This policy promotes equitable cost-sharing, supports fiscally responsible growth, and advances the City of Denton's long-term goals for sustainable development, infrastructure efficiency, and sound financial stewardship.

**Action 9.7.4** Ongoing - Ongoing On Track

Anticipate future growth needs by oversizing water distribution lines to meet future development particularly in urban areas subject to fund availability and approval by City Council.

Ongoing

**Action Type**
Program

**Responsible Department or Agency**
Water, Wastewater, Engineering

Anticipating future growth needs by oversizing water distribution lines to accommodate future development—particularly in urban areas—is an established component of ongoing operations, subject to fund availability and approval by City Council. This forward-thinking approach enhances system capacity, supports efficient expansion, and advances the City of Denton's long-term goals for infrastructure resilience, sustainable urban growth, and strategic capital investment.

**Action 9.7.5** Ongoing - Ongoing On Track

Upgrade infrastructure to provide for the transmission of treated water from the plant and storage facilities through the existing system into newly developed areas.

Ongoing

**Action Type**
Program

**Responsible Department or Agency**
Water, Wastewater, Engineering

Upgrading infrastructure to support the transmission of treated water from the plant and storage facilities through the existing system into newly developed areas is an established component of ongoing operations. This investment ensures reliable water delivery, supports growth, and advances the City of Denton's long-term goals for infrastructure modernization, service equity, and sustainable urban development.

**Action 9.7.9** Ongoing - Ongoing On Track

Ensure that water is treated and distributed so that water quality meets or exceeds all applicable State and Federal requirements.

Ongoing

**Action Type**
Program

**Responsible Department or Agency**
Water

Ensuring that water is treated and distributed so that water quality meets or exceeds all applicable State and Federal requirements is an established component of ongoing operations. This commitment safeguards public health, maintains regulatory compliance, and advances the City of Denton's long-term goals for environmental stewardship, infrastructure reliability, and high-quality municipal service delivery.

**Policy 9.8** Progress 0%

Develop and operate wastewater infrastructure in cooperation with other entities so that it is safe, reliable, cost effective, limits negative environmental impacts, and is sufficient to meet future demands.




Action: 9

**Action 9.8.1** Ongoing - Ongoing On Track

Provide wholesale wastewater services to entities outside the Denton area in the Hickory Creek watershed to strategically protect the city's drinking water intake from wastewater pollutants.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Water, Wastewater, Environmental Services

Providing wholesale wastewater services to entities outside the Denton area in the Hickory Creek watershed is an established component of ongoing operations. This strategic initiative helps safeguard the city's drinking water intake from wastewater pollutants and advances the City of Denton's long-term goals for water quality protection, regional environmental stewardship, and sustainable utility management.

**Action 9.8.2** Ongoing - Ongoing On Track

Continue to work with communities around Lakes Lewisville and Ray Roberts to establish effective collection and treatment systems to alleviate potential water quality problems through active permitting, monitoring, and enforcement.

**Ongoing**

**Action Type**
Outreach

**Responsible Department or Agency**
Water, Wastewater, Environmental Services

Continuing to work with communities around Lakes Lewisville and Ray Roberts to establish effective collection and treatment systems is an established component of ongoing operations. This effort—supported through active permitting, monitoring, and enforcement—helps alleviate potential water quality problems and advances the City of Denton's long-term goals for environmental protection, regional collaboration, and sustainable water resource management.

**Action 9.8.4** Ongoing - Ongoing On Track

Continue to require residential and commercial developers to pay to extend wastewater collection infrastructure to service development areas.

**Ongoing**

Continuing to require residential and commercial developers to pay to extend wastewater collection infrastructure to service development areas is an established component of ongoing operations. This policy ensures equitable cost distribution, supports responsible growth, and advances the City of Denton's long-term goals for infrastructure sustainability, fiscal stewardship, and efficient utility service expansion.

**Action 9.8.5** Ongoing - Ongoing On Track

Participate in the cost of oversizing wastewater lines to meet future development, subject to fund availability and approval by City Council.

Ongoing

**Action Type**
Regulation
Program

**Responsible Department or Agency**
Water, Wastewater

Participating in the cost of oversizing wastewater lines to accommodate future development is an established component of ongoing operations, subject to fund availability and approval by City Council. This strategic investment supports long-term infrastructure capacity, promotes efficient growth, and advances the City of Denton's goals for sustainable development, fiscal responsibility, and resilient utility systems.

**Action 9.8.6** Ongoing - Ongoing On Track

Promote inflow/infiltration infrastructure improvements over new line extensions that expand the geographic coverage of the city's infrastructure systems.

Ongoing

**Action Type**
Program

**Responsible Department or Agency**
Water, Wastewater, Engineering

Promoting inflow and infiltration infrastructure improvements over new line extensions that expand the geographic coverage of the city's infrastructure systems is an established component of ongoing operations. This prioritization enhances system efficiency, reduces environmental impact, and advances the City of Denton's long-term goals for sustainable utility management, infrastructure resilience, and responsible urban development.

**Action 9.8.7** Ongoing - Ongoing On Track

Maintain system integrity by prohibiting any connection to the city sewer system that is overloaded.

Ongoing

**Action Type**
Program

**Responsible Department or Agency**
Wastewater

Maintaining system integrity by prohibiting any connection to the city sewer system that is overloaded is an established component of ongoing operations. This safeguard prevents service disruptions, protects public health, and advances the City of Denton's long-term goals for infrastructure reliability, environmental compliance, and responsible utility management.

**Action 9.8.8** Ongoing - Ongoing On Track

Enhance existing pretreatment programs to improve influent quality.

Ongoing

**Action Type**
Program

**Responsible Department or Agency**
Environmental Services

Enhancing existing pretreatment programs to improve influent quality is an established component of ongoing operations led by Environmental Services and Sustainability. This initiative strengthens wastewater treatment efficiency, protects infrastructure, and advances the City of Denton's long-term goals for environmental compliance, public health, and sustainable utility management.

**Action 9.8.9** Ongoing - Ongoing On Track

Establish maintenance regulations that ensure long-term viability of wastewater infrastructure.

Ongoing

**Action Type**
Regulation

**Responsible Department or Agency**
Engineering

Establishing maintenance regulations that ensure the long-term viability of wastewater infrastructure is an established component of ongoing operations. This regulatory framework promotes system integrity, reduces costly repairs, and advances the City of Denton's long-term goals for infrastructure resilience, environmental protection, and sustainable utility management.

**Action 9.8.10** Ongoing - Ongoing On Track

Ensure that wastewater collection, treatment, and associated wastewater support activities meet all applicable local, State, and Federal requirements.

Ongoing

**Action Type**
Program

**Responsible Department or Agency**
Wastewater

Ensuring that wastewater collection, treatment, and associated support activities meet all applicable local, State, and Federal requirements is an established component of ongoing operations. This commitment upholds public health standards, maintains regulatory compliance, and advances the City of Denton's long-term goals for environmental protection, infrastructure integrity, and responsible utility management.

**Policy 9.9**

Expand resource recovery options within the wastewater system.

**Policy 9.10** Progress 0%

Protect the quality of surface water from the negative impacts of erosion, flooding, and pollution.




Action: 3

**Action 9.10.1** Ongoing - Ongoing On Track

Minimize erosion occurring during the physical construction of infrastructure and private improvements of developments using adopted best management practices and necessary enforcement, where appropriate.

**Ongoing**

**Action Type**
Regulation

**Responsible Department or Agency**
Environmental Services, Planning & Development

Minimizing erosion during the physical construction of infrastructure and private development improvements—through the use of adopted best management practices and necessary enforcement where appropriate—is an established component of ongoing operations. This approach protects natural resources, maintains compliance with environmental standards, and advances the City of Denton's long-term goals for sustainable development, water quality protection, and responsible land management.

**Action 9.10.2** Ongoing - Ongoing On Track

Provide and oversee a safe, effective drainage system that enhances both the natural and urban environment within the city limits by:

- Promoting open space and buffer zones to enhance water quality, as addressed in the city's Watershed Protection Program.
- Adopting a more aggressive Capital Improvements Program (CIP) for stormwater facility upgrades and the necessary funding mechanisms to support the additional expenditures.
- Developing an education program for residents to reduce the impacts of erosion, flooding and pollution.
- Implementing best practices to eliminate surface water impacts.
- Updating impervious surface city inventories to inform utility drainage fee revisions.

Ongoing

**Action Type**
Planning
Program

**Responsible Department or Agency**
Engineering, Environmental Services

Providing and overseeing a safe, effective drainage system that enhances both the natural and urban environment within the city limits is an established component of ongoing operations. This includes promoting open space and buffer zones to improve water quality, as outlined in the City's Watershed Protection Program; adopting a more aggressive Capital Improvements Program (CIP) for stormwater facility upgrades along with the necessary funding mechanisms to support increased expenditures; developing public education programs to help residents reduce erosion, flooding, and pollution impacts; implementing best management practices to eliminate surface water impacts; and updating impervious surface inventories to inform revisions to utility drainage fees. Collectively, these efforts advance the City of Denton's long-term goals for environmental stewardship, infrastructure resilience, and sustainable urban development.

**Action 9.10.3** Ongoing - Ongoing On Track

Ensure that stormwater management meets all applicable local, State, and Federal requirements for both water quantity and water quality.

Ongoing

**Action Type**
Program

**Responsible Department or Agency**
Drainage, Environmental Services

Ensuring that stormwater management meets all applicable local, State, and Federal requirements for both water quantity and water quality is an established component of ongoing operations. This commitment protects public and environmental health, supports regulatory compliance, and advances the City of Denton's long-term goals for resilient infrastructure, sustainable water resource management, and responsible urban development.

**Policy 9.11** Progress 0%

Upgrade substandard drainage systems in a way that incorporates green infrastructure BMPs and watershed system-level site design.

Action: 3



**Action 9.11.3** Ongoing - Ongoing On Track

Coordinate drainage infrastructure development with operational best practices and the city's Watershed Protection Program.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Engineering, Environmental Services

Coordinating drainage infrastructure development with operational best practices and the City's Watershed Protection Program is an established component of ongoing operations. This integrated approach enhances system performance, protects water quality, and advances the City of Denton's long-term goals for environmental stewardship, resilient infrastructure, and sustainable urban planning.

**Action 9.11.4** Ongoing - Ongoing On Track

Educate the public on the value of low impact drainage systems.

**Ongoing**

**Action Type**
Program

**Responsible Department or Agency**
Drainage, Environmental Services

Educating the public on the value of low impact drainage systems is an established component of ongoing operations led by Drainage and Environmental Services and Sustainability. This outreach promotes awareness of sustainable stormwater practices, encourages community participation in environmental protection, and advances the City of Denton's long-term goals for resilient infrastructure, water quality improvement, and eco-conscious urban development.

**Action 9.11.6** Ongoing - Ongoing On Track

Ensure that all infrastructure improvements in the Capital Improvement Plan (CIP) are evaluated to consider if they are furthering green infrastructure goals.

**Ongoing**

**Responsible Department or Agency**
Engineering, Planning & Development, Environmental Services

Ensuring that all infrastructure improvements in the Capital Improvement Plan (CIP) are evaluated to determine whether they further green infrastructure goals is an established component of ongoing operations led by Planning, Engineering, and Environmental Services and Sustainability. This evaluative process promotes environmentally responsible design, supports climate resilience, and advances the City of Denton's long-term goals for sustainable development, resource efficiency, and integrated infrastructure planning.

**Policy 9.12** Progress 0%

Apply low impact development criteria, including green infrastructure practices approved as part of the city's Watershed Protection Program, to new development and redevelopment projects.

| | % | # |
|---|---|---|
| On Track | 100 | 2 |

Action: 2

**Action 9.12.1** Ongoing - Ongoing On Track

Adhere to the NCTCOG's iSWM Criteria Manual for Site Development and Construction and continue to participate in regional coordination to develop best on-site water management practices. Ensure that measures are regularly enforced and not waived.

Ongoing

**Action Type**
Partnership
Program

**Responsible Department or Agency**
Environmental Service, Engineering

Adhering to the North Central Texas Council of Governments (NCTCOG) iSWM Criteria Manual for Site Development and Construction, and continuing to participate in regional coordination to develop best on-site water management practices, is an established component of ongoing operations led by Engineering and Environmental Services and Sustainability. This commitment ensures consistent application of sustainable design standards, reinforces regional collaboration, and advances the City of Denton's long-term goals for water quality protection, resilient infrastructure, and environmentally responsible development. Regular enforcement of these measures—without waiver—further supports regulatory integrity and the city's dedication to sustainable growth.

**Action 9.12.6** Ongoing - Ongoing On Track

Encourage parking areas to include low-impact development features such as pervious pavers, or to be accommodated on un-paved land, especially in the case of overflow parking.

Ongoing

**Action Type**
Program
Partnership

**Responsible Department or Agency**
Environmental Services, Engineering

Encouraging parking areas to incorporate low-impact development features—such as pervious pavers or accommodation on un-paved land, particularly for overflow parking—is an established component of ongoing operations. This approach reduces stormwater runoff, improves water infiltration, and advances the City of Denton's long-term goals for sustainable land use, water quality protection, and environmentally responsible urban design.

**Policy 9.13** Progress 0%

Protect the 100-year floodplain to reduce flooding and improve water quality.

| | % | # |
|---|---|---|
| On Track | 100 | 4 |

Action: 4

**Action 9.13.1** Ongoing - Ongoing On Track

Remove existing structures from or adjacent to the 100-year floodplain as opportunities come available.

Ongoing

**Action Type**
Regulation

**Responsible Department or Agency**
Engineering, Environmental Services

Removing existing structures from or adjacent to the 100-year floodplain as opportunities become available is an established component of ongoing operations. This proactive measure reduces flood risk, protects public safety, and advances the City of Denton's long-term goals for resilient infrastructure, responsible land use, and environmental stewardship.

**Action 9.13.2** Ongoing - Ongoing On Track

Establish and preserve natural channels with appropriate vegetation and daylighting to improve water quality, restore natural habitat and maximize management opportunities.

Ongoing

**Action Type**
Regulation

**Responsible Department or Agency**
Environmental Services

Establishing and preserving natural channels with appropriate vegetation and daylighting to improve water quality, restore natural habitat, and maximize management opportunities is an established component of ongoing operations led by Environmental Services and Sustainability. This nature-based approach enhances ecological function, supports biodiversity, and advances the City of Denton's long-term goals for environmental stewardship, sustainable water resource management, and resilient urban infrastructure.

**Action 9.13.3** Ongoing - Ongoing On Track

Prevent any new structures from being constructed in the 100-year floodplain. For property located in the floodplain, affected undevelopable property may be dedicated to homeowners' associations or directly to the city as a park or open space area as one lot.

Ongoing

**Action Type**
Regulation

**Responsible Department or Agency**
Engineering, Environmental Services

Preventing the construction of new structures within the 100-year floodplain is an established component of ongoing operations. For properties located in the floodplain that are deemed undevelopable, dedication to homeowners' associations or direct conveyance to the City as a single-lot park or open space area is encouraged. This approach mitigates flood risk, preserves natural landscapes, and advances the City of Denton's long-term goals for public safety, environmental stewardship, and sustainable land use planning.

**Action 9.13.4** Ongoing - Ongoing On Track

Preserve, protect and, where possible, dedicate floodplains to the city in accordance with the city's Watershed Protection Program and the Parks, Recreation, and Trail System Master Plan to accommodate multiple functions for flood conveyance, transportation (trails), recreation and open space, habitat protection, and environmental preservation.

**Ongoing**

**Action Type**
Regulation
Program

**Responsible Department or Agency**
Engineering, Environmental Services, Parks & Recreation

Preserving, protecting, and—where possible—dedicating floodplains to the City is an established component of ongoing operations led by Environmental Services and Sustainability. These efforts are guided by the City's Watershed Protection Program and the Parks, Recreation, and Trail System Master Plan to ensure floodplains serve multiple functions, including flood conveyance, trail-based transportation, recreation and open space, habitat protection, and environmental preservation. This integrated approach supports resilient infrastructure, enhances ecological value, and advances the City of Denton's long-term goals for sustainable land use and environmental stewardship.

# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 11, 2026

**SUBJECT**

Receive a report and hold a discussion regarding how various Denton Development Code regulations and procedures impact development projects.

**BACKGROUND**

In response to a recent request by the Planning and Zoning Commission, Staff is presenting a work session regarding how zoning and other development standards affect the size, appearance, and review procedures of a typical development project in the City of Denton. Topics will include, but are not limited to the following:

- The base zoning districts established by the Denton Development Code, including how to find and understand the purpose of each district, bulk and dimensional requirements, and permitted uses
- A brief discussion on Use-Specific Standards and how they apply
- How and when other regulations impact development, including, but not limited to, easements, landscaping, access, parking, buffers, and site design

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

**EXHIBITS**

1. Agenda Information Sheet
2. List of Common Abbreviations

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Sean Jacobson
Associate Planner

Julie Wyatt, AICP
Principal Planner

**Frequently Used Acronyms**

**General**

CC: City Council
CD: Community Development (software)
CIP: Capital Improvement Plan
CMO: City Manager's Office
CSO: City Secretary's Office
DAT: Development Assistance Team
DCRC: Development Code Review Committee
DDC: Denton Development Code
ESA: Environmentally Sensitive Area
ETJ: Extraterritorial Jurisdiction
HLC: Historic Landmark Commission
P&Z: Planning and Zoning Commission
PUB: Public Utility Board
ZBA: Zoning Board of Adjustment

**Project Types**

| | |
|---|---|
| Annexation | A |
| Alternative Development Plan | ADP |
| Alternative ESA Plan | AESA |
| Amending Final Plat | AFP |
| Amending Gas Well Plat | AGWP |
| Alternative Landscape Plan | ALP |
| Alternative Tree Plan | ATP |
| Comprehensive Plan Amendment | CA |
| Civil Engineering Plans | CEP |
| Conditional Letter of Map Revision | CLOMR |
| Certificate of Appropriateness | COA |
| Conveyance Plat | CV |
| Development Code Amendment | DCA |
| Design Consistency Certificate | DCC |
| Development Plat | DP |
| Easement Abandonment Request | EAR |
| Easement Encroachment Agreement | EEA |
| ESA Field Assessment | ESA |
| Final Plat | FP |
| Replat | FR |
| General Development Plan | GDP |
| Gas Well Plat | GWP |
| Gas Well Site Plan | GWSP |
| Historic Landmark Designation | HL |
| Letter of Map Revision | LOMR |

| | |
|---|---|
| Minor Plat | MP |
| Mobility Plan Amendment | MPA |
| Master Plan Community | MPC |
| Municipal Setting Designation | MSD |
| Oil Gas Pipeline License Agreement | OGPL |
| Pre-Application Conference | PAC |
| Pre-Construction Meeting | PCM |
| Planned Development | PD |
| Planned Development Amendment | PDA |
| Plat Extension | PE |
| Preliminary Plat | PP |
| Plat Vacation | PV |
| Street Alley Row Abandonment | ROWA |
| Street Alley Row Use | ROWU |
| Specific Use Permit | S |
| Special Sign District | SD |
| TXDOT Permit | TDP |
| Traffic Impact Analysis | TIA |
| Variance | V |
| Vested Rights Petition | VR |
| Watershed Protection Permit | WPP |
| Zoning | Z |
| Zoning Board of Adjustment | ZBA |
| Zoning Compliance Plan | ZCP |
| Zoning Verification Letter | ZV |

MINUTES
PLANNING AND ZONING COMMISSSION
January 14, 2026

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Work Session on Wednesday, January 14, 2026, at 5:33 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

ABSENT: Commissioner Mary Ann McDuff

## WORK SESSION

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

None

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

The following items were not presented, and no discussion was had:
3.A(PP25-0004a), 3.B(FP25-0037), and 3.C(FR25-0025)

The following items were presented, and no discussion was had:
4.B(FP25-00038), 4.C (PP25-0005b), and 5.A(Z25-0018)

The following items were presented, and discussion was had:
4.A(FP25-0028d), 5.B(CA25-0005), and 5.C(Z25-0022)

The Work Session was adjourned at 5:43 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, January 14, 2026, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

ABSENT: Commissioner Mary Ann McDuff

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

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

A. PZ26-252 Consider approval of the December 17, 2025, Planning and Zoning meeting minutes.

Vice-Chair Riggs moved to approve the December 17, 2025, Planning and Zoning meeting minutes. Motion seconded by Commissioner Garland. Motion carried.

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

## 3. CONSENT AGENDA

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

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

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

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

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

## 4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. FP25-0028d Consider a request by Manhard Consulting on behalf of the property owner, Canna Capital, for a Final Plat of the Reserve at Brush Creek. The approximately 15.437-acre site is generally located on the north side of Brush Creek Road and approximately 392 feet east of US 377 in the City of Denton, Denton County, Texas. (FP25-0028d, Reserve at Brush Creek, Angie Manglaris)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of February 11, 2026. Motion seconded by Commissioner Garland. Motion carried.

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

B. FP25-0038 Consider a request by Double R. Devco, LLC and for a Final Plat of Hickory Grove Multifamily Addition. The 41.391-acre site is generally located just north of West University Drive (US 380) and approximately 2,800 feet west of Golden Hoof Drive, partially in the City of Denton's ETJ Division 1 and partially in the City of Denton, Denton County, Texas. (FP25-0038, Hickory Grove Multifamily Addition, Mia Hines).

City staff presented the item. No discussion followed.

Commissioner Garland moved to approve the extension of the item to date certain of February 11, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

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

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

City staff presented the item. No discussion followed.

Vice-Chair Riggs moved to approve the extension of the item to date certain of February 11, 2026. Motion seconded by Commissioner Garland. Motion carried.

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

## 5. PUBLIC HEARINGS

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

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

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

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Sherri McDade
NAYS (1): Commissioner: Erica Garland

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

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

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

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

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

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

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

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

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

**A.** PZ26-256: Staff provided updates regarding the matrix and City Council items. The following items were added to the matrix:

- Chair Pruett requested a continued discussion regarding Senate Bill 840 from this previous session and what the current status is, how these bracketed bills operate and what is coming.

## 7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 7:43 p.m.

X_____
Eric Pruett, Planning and Zoning Commission Chair Date

X_____
Cathy Welborn, Administrative Assistant Date

Minutes approved on: _____

| January 14, 2026 Planning and Zoning Meeting - EXHIBIT A | | | | | |
|---|---|---|---|---|---|
| Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone | | | | | |
| Name | Address | Agenda Item | Position | Method | Comments |
| Sam Bunn | 2312 Bolivar Street, Denton, 76201 | Z25-0018 | Opposed | In Person | Please see video for comment. |
| Denise Galletta | 2327 Bolivar Street, Denton, 76201 | Z25-0018 | Opposed | In Person | Please see video for comment. |
| Joe Lanham | 4090 Sauls Road, Aubrey, 76227 | Z25-0018 | Opposed | In Person | Please see video for comment. |
| Aimee Bissett (Applicant) | 109 N. Elm, Denton, 76201 | Z25-0018 | Support | In Person | Please see video for comment. |
| Thomas Fletcher (Applicant) | 6160 Warren Pkwy, Frisco, 75034 | CA25-0005<br>Z25-0002 | Support | In Person | Please see video for comment. |

# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 11, 2026

**SUBJECT**

Consider a request by Manhard Consulting on behalf of the property owner, Canna Capital, for a Final Plat of the Reserve at Brush Creek. The approximately 15.437-acre site is generally located on the north side of Brush Creek Road and approximately 392 feet east of US 377 in the City of Denton, Denton County, Texas. (FP25-0028e, Reserve at Brush Creek, Angie Manglaris)

**BACKGROUND**

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

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

| | |
|---|---|
| Date Application Filed: | August 26, 2025 |
| Planning & Zoning Commission Meeting: | September 24, 2025 |
| Resubmittal: | September 23, 2025 |
| Date Extension Granted: | September 24, 2025 |
| Planning & Zoning Commission Meeting: | October 22, 2025 |
| Days in Review: | 29 Days |
| Resubmittal: | November 4, 2025 |
| Planning & Zoning Commission Meeting: | November 19,2025 |
| Extension Granted: | November 19, 2025 |
| Planning and Zoning Commission Meeting: | December 17, 2025 |
| Days in Review: | 28 Days |
| Extension Granted: | December 17, 2025 |
| Planning and Zoning Commission Meeting: | January 14, 2026 |
| Days in Review: | 28 Days |
| Extension Granted: | January 14, 2026 |
| Planning and Zoning Commission Meeting: | February 11, 2026 |
| Days in Review: | 28 Days |

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

**OPTIONS**

1. Approve as submitted
2. 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)**

| | | | |
|---|---|---|---|
| December 1969 | City Council | Annexed western 11.359 acres of site into city. | Approved |
| February 2002 | City Council | Rezoned western portion from Agricultural (A) to NR-2 during citywide rezoning. | Approved |
| September 2002 | Planning and Zoning Commission | City initiated rezoning of Western portion of subject site from NR-2 to NR-1 | Recommended approval of requests |
| November 2002 | City Council | City initiated rezoning of Western portion of subject site from NR-2 to NR-1 | Approved |
| August 2017 | City Council | Annexed eastern 6.71 acres into the city. Placeholder zoning of RD-5x applied upon annexation. | Approved |
| April 10, 2019 | Planning and Zoning Commission | City initiated city-wide rezoning of western portion of subject site from NR-1 to R-1 | Recommended approval |
| April 23, 2019 | City Council | City initiated city-wide rezoning of western portion of subject site from NR-1 to R-1 | Approved |
| October 16, 2019 | Planning and Zoning Commission | Rezoning request from RR and R1 to MN | Recommended Denial |
| June 28, 2023 | Planning and Zoning Commission | Rezoning request from RR and R1 to R6 and SC | Recommended Denial |
| November 13, 2024 | Planning and Zoning Commission | Rezoning request from RR and R1 to PD-R4 (PD24-0003) | Recommended Approval |
| December 3, 2024 | City Council | Rezoning request from RR and R1 to PD-R4 (PD24-0003) | Approved |
| September 24, 2025 | Planning and Zoning Commission Meeting | Final Plat – 30 Day Extension | Approved Extension |
| October 22,2025 | Planning and Zoning Commission Meeting | Final Plat – 30 Day Extension | Approved Extension |
| November 19, 2025 | Planning and Zoning Commission Meeting | Final Plat – 30 Day Extension | Approved Extension |

| | | | |
|---|---|---|---|
| December 17, 2025 | Planning and Zoning Commission Meeting | Final Plat – 30 Day Extension | Approved Extension |
| January 14, 2026 | Planning and Zoning Commission Meeting | Final Plat – 30 Day Extension | Approved Extension |

**PUBLIC OUTREACH**

No public outreach is required for a final plat.

**DEVELOPER ENGAGEMENT DISCLOSURES**

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

**EXHIBITS**

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

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director

# Planning Staff Analysis

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

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

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

**RECOMMENDATION:**
Staff recommends 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.**<br>**Findings:**<br>The proposed Final Plat meets all criteria set forth by the Final Plat Checklist (FPC), authorized by DDC Subsection 2.6.4D.3. | ☒ | ☐ | ☐ |
| **b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.**<br>**Findings:**<br>The Final Plat meets all applicable review criteria of DDC Section 2.6.4D as described herein. | ☒ | ☐ | ☐ |
| **c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.**<br>**Findings:**<br>There is no conflict. | ☐ | ☐ | ☒ |
| **2. Prior Approvals** | | | |

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **a. The proposed development shall be consistent with 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.**<br>**Findings:**<br>The proposed Final Plat reflects a lot and street layout consistent with the approved PD (ordinance PD24-0003a). | ☒ | ☐ | ☐ |
| **3. Consistent with Comprehensive Plan and Other Applicable Plans**<br>**The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.**<br>**Findings:**<br>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. | ☐ | ☐ | ☒ |
| **a. The decision-making authority shall weigh competing plan goals, policies, and strategies.**<br>**Findings:**<br>There are no competing plan goals, policies, and strategies for this site. | ☐ | ☐ | ☒ |
| **b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan.**<br>**Findings:**<br>Not applicable. | ☐ | ☐ | ☒ |
| **Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)** | **Compliance** | | |
| **4. Compliance with this DDC** | | | |
| **a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.**<br>**Findings:** | ☒ | ☐ | ☐ |

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | **Met** | **Not Met** | **N/A** |
| The Final Plat complies with the applicable DDC requirements as described herein. | | | |
| **b. Compliance with these standards is applied at the level of detail required for the subject submittal.**<br>**Findings:**<br>The proposed Final Plat provides sufficient detail required for the submittal. | ☒ | ☐ | ☐ |
| **5. Compliance with Other Applicable Regulations** | | | |
| **a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.**<br>**Findings:**<br>The proposed Final Plat meets all criteria set forth by the Final Plat Checklist, authorized by DDC Subsection 2.6.4D.3. | ☒ | ☐ | ☐ |
| **6. Consistent with Interlocal and Development Agreements** | | | |
| **a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.**<br>**Findings:**<br>There are no development agreements applicable to this Final Plat. | ☐ | ☐ | ☒ |
| **7. Minimizes Adverse Environmental Impacts** | | | |

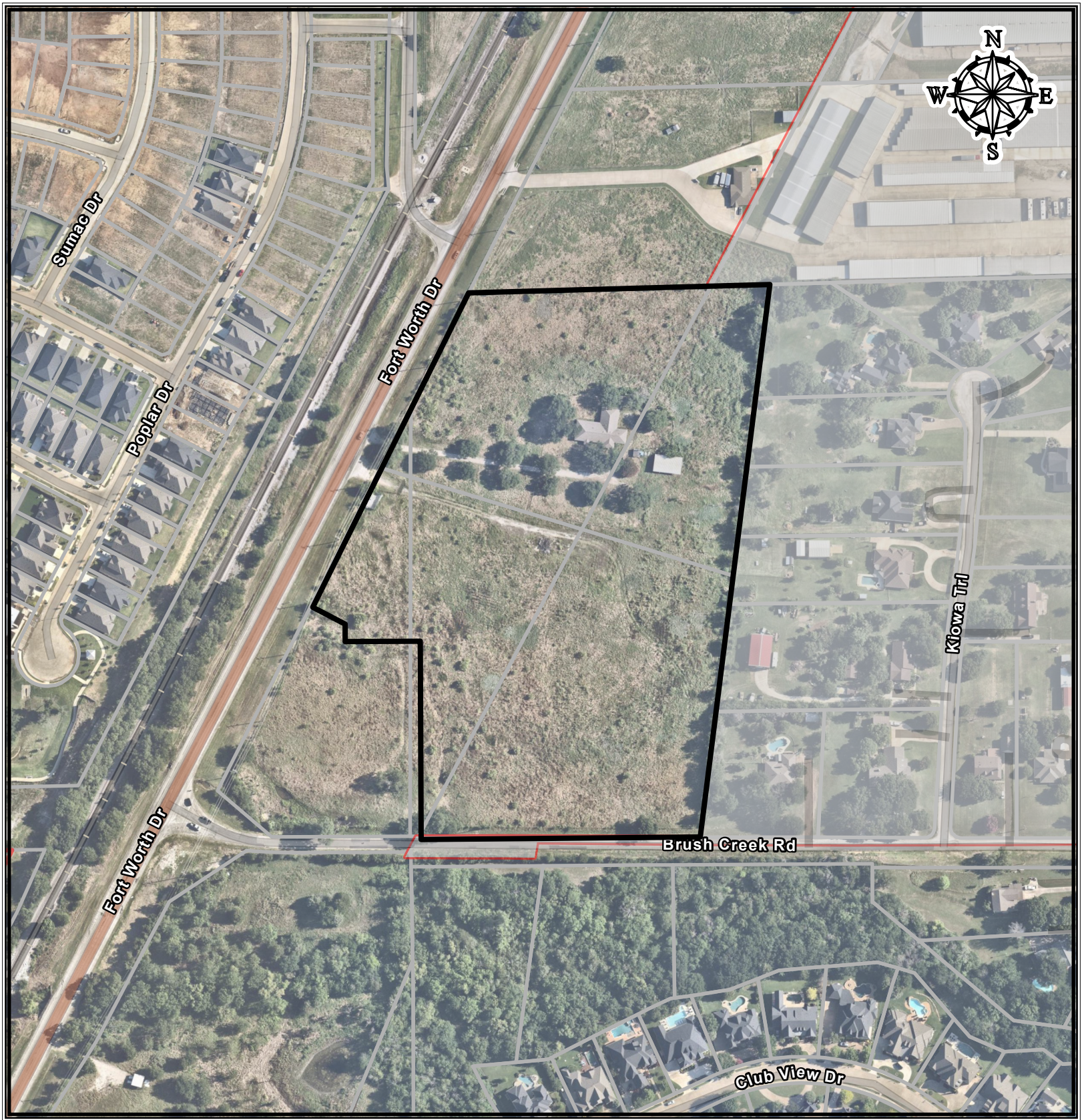
| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment.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

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

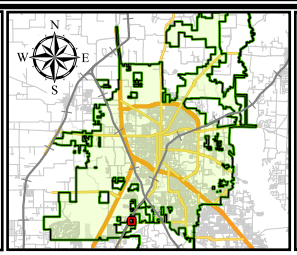
| Final Plat Review Applicability Criteria (DDC Section 2.6.4.D) | Applicability | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.**<br>**Findings:**<br>There is no approved preliminary plat associated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

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

# FP25-0028
# Aerial Site Location




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



0 70 140 280 Feet

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

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

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

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

## LEGEND

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

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

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

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

FINAL PLAT

# RESERVE AT BRUSH CREEK

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

SEPTEMBER 22, 2025
FP25-0028


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

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

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

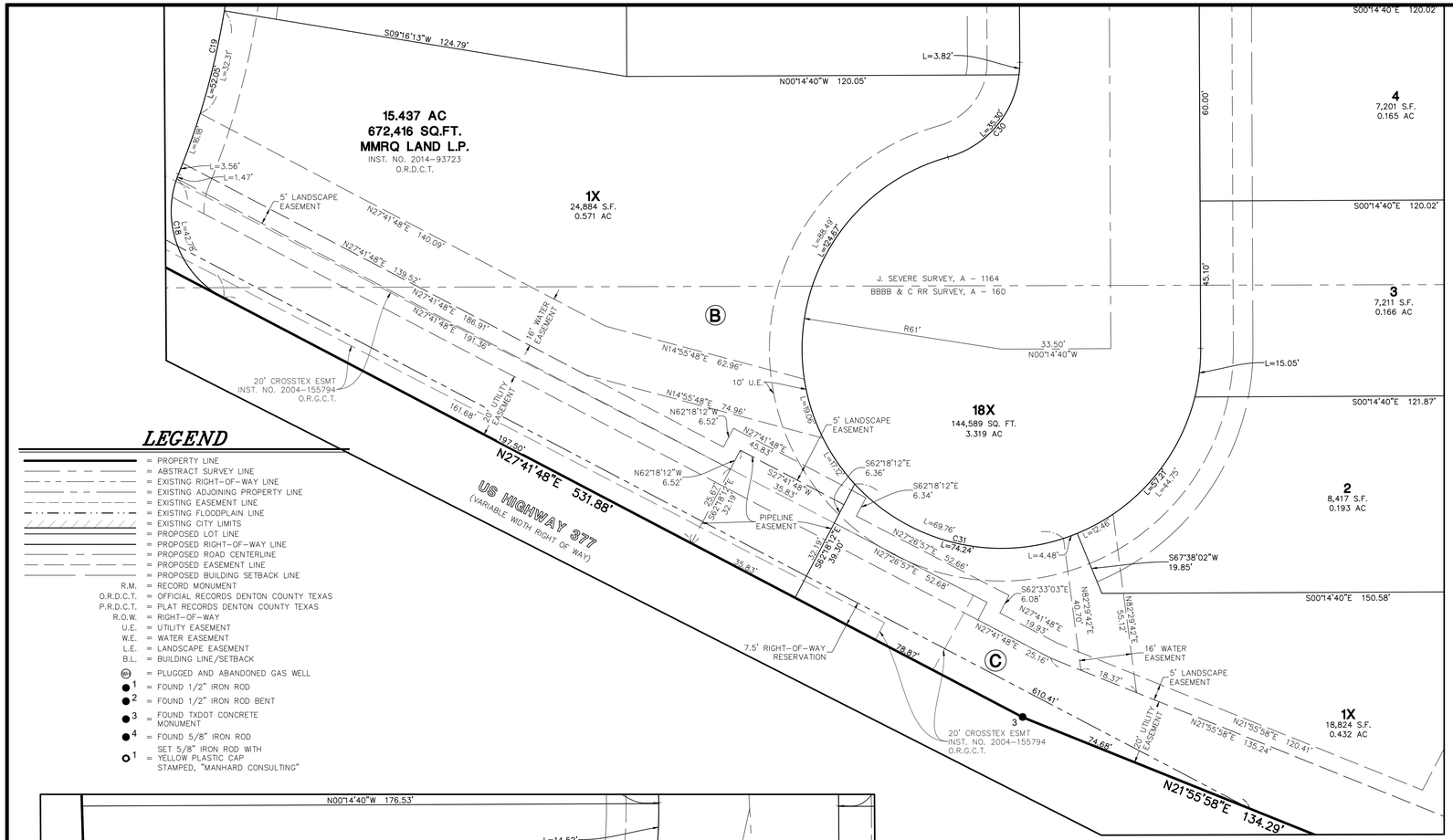


Manhard CONSULTING
8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231 ph:972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers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


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

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October 29, 2025 - Dwn Name:P:\611\115\Engr and Surv (-LC)\001 Brush Creek - Denton\Work\Survey\Plat\ Drawings\Plat of Subdivision\V01\115001-Final Plat.dwg Updated By:PHubert

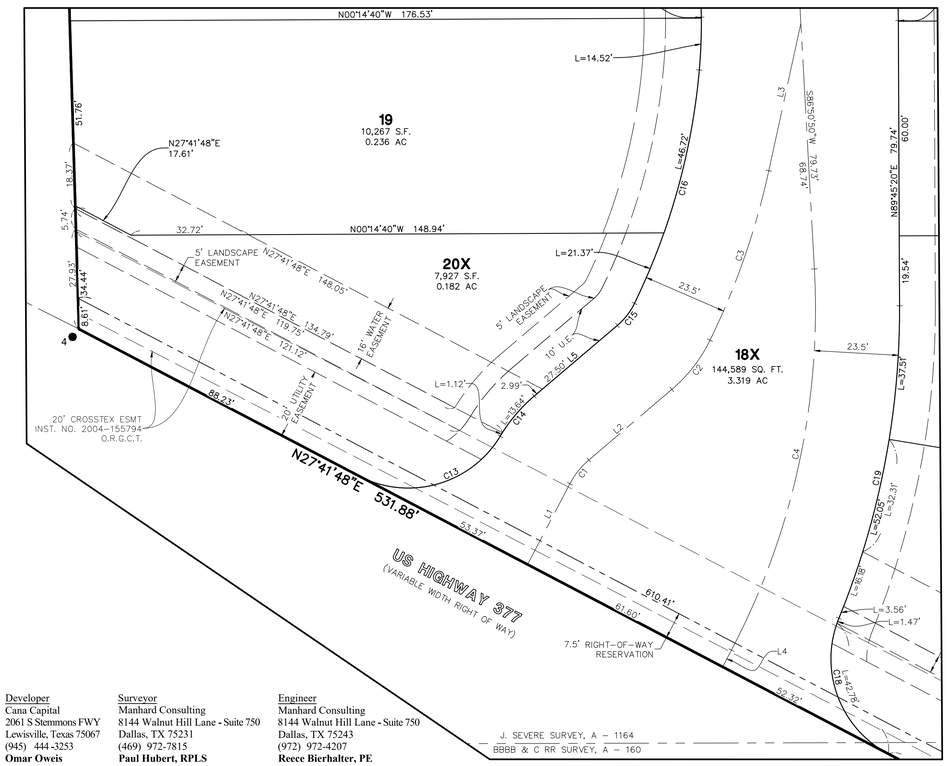


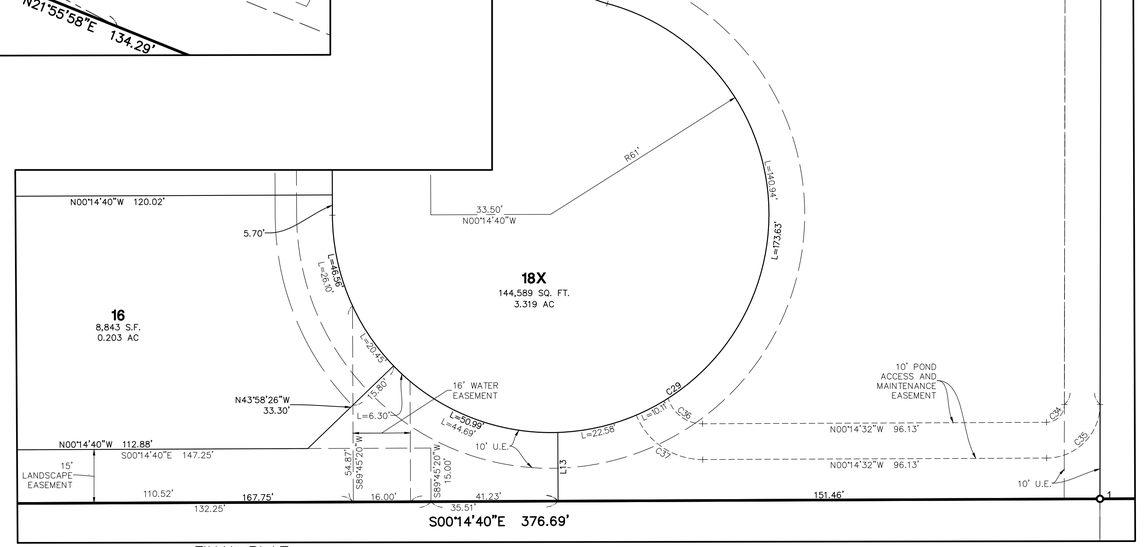

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- = EXISTING RIGHT-OF-WAY LINE
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L.E. = LANDSCAPE EASEMENT
B.L. = BUILDING LINE/SETBACK

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




GRAPHIC SCALE
0 20 30 40 60
( IN FEET )
1 inch = 20 ft.

FINAL PLAT

# RESERVE AT BRUSH CREEK

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

SEPTEMBER 22, 2025
FP25-0028


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

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

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



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


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

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October 29, 2025 Dwn: Nomer-P:\611\115 Mapp and Sur\LCA\001 Brush Creek - Denton\Vdwg\Surv\Final Drawings\Plat of Subdivision\611115001 - Final Plat.dwg Updated By:PHubert

# STANDARD NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

25.) THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, AND SUCCESSORS. THE POND EASEMENT WITHIN THE LIMITS OF THIS ADDITION SHALL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE POND EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE POND EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY. THE OWNERS SHALL KEEP THE POND EASEMENT CLEAR AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER. THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE OWNERS TO ALLEVIATE ANY UNDESIRABLE CONDITIONS THAT MAY OCCUR. FURTHERMORE, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE ABOVE-DESCRIBED POND EASEMENT TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION. SHOULD THE CITY OF DENTON BE COMPELLED TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE OWNERS FOR REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE POND EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT OR OTHERWISE.

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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

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


# OWNER'S DEDICATION

STATE OF TEXAS )(

COUNTY OF DENTON )(

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

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

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

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

THENCE LEAVING SAID SOUTH LINE AND ROADWAY AS FOLLOWS:

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

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

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

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

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

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

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

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

# OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

OWNER: KNIGHT DEVELOPMENT GROUP, LLC

_____ _____
ROB KNIGHT SIGNATURE DATE
CHIEF EXECUTIVE OFFICER

STATE OF TEXAS )(
COUNTY OF _____ )(

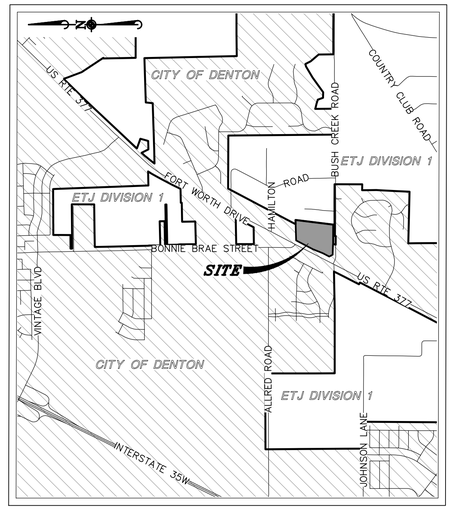
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROB KNIGHT, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF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

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

# PLANNING & ZONING COMMISSION

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

_____ _____
CHAIR, PLANNING & ZONING COMMISSION CITY SECRETARY




## VICINITY MAP

1" = 2000'

# SURVEYOR'S DECLARATION

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

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**

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

STATE OF TEXAS )(

COUNTY OF DALLAS )(

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

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

FINAL PLAT

# RESERVE AT BRUSH CREEK

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

SEPTEMBER 22, 2025
FP25-0028


Manhard CONSULTING
8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231 ph:972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
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| PROJ. MGR.: PH | ISSUE DATE: 10/06/25 | CODE: 611.115001 | SHEET 3 OF 3 |
|---|---|---|---|
| DRAWN BY: JLM | SCALE: N/A | | |

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

# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 11, 2026

**SUBJECT**

Consider a request by Kimley Horn, on behalf of the property owner, Marker Stone Realty Partners IV, LLC, for a Final Plat of Green Valley Way, Phase 1. The approximately 79.5-acre site is generally located on the east side of FM 2153 approximately 350 feet north of Somerset Lane in the City of Denton ETJ Division 1, Denton County, Texas. (FP25-0040, Green Valley Way Ph 1, Ashley Ekstedt)

**BACKGROUND**

The purpose of this Final Plat is to create 28 residential lots, 1 HOA lot, dedicate ROW, and dedicate easements.

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

| | |
|---|---|
| Date Application Filed: | December 16, 2025 |
| Withdrawn: | January 5, 2026 |
| Days in Review: | 20 Days |
| Resubmittal: | January 12, 2026 |
| Planning & Zoning Commission Meeting: | February 11, 2026 |
| Days in Review: | 30 Days |

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

**OPTIONS**

1. Approve
2. Deny with reasons

**RECOMMENDATION**

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

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

There has been no prior action or review.

**PUBLIC OUTREACH**

No public outreach is required for a final plat.

**DEVELOPER ENGAGEMENT DISCLOSURES**

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

**EXHIBITS**

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

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner

# Planning Staff Analysis

## FP25-0040/Green Valley Way, Phase 1

## Planning & Zoning Commission

**REQUEST:**
Final plat for an approximately 79.5-acre site

**APPLICANT:**
Kimley Horn, on behalf of the property owner, Marker Stone Realty Partners IV, LLC

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

# Final Plat Approval Review Criteria

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | **Met** | **Not Met** | **N/A** |
| **1. Generally** | | | |
| **a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.**<br>**Findings:**<br>The proposed Final Plat does meet all criteria set forth by the Final Plat Checklist (FPC), authorized by DDC Subsection 2.6.4D.3 | ☒ | ☐ | ☐ |
| **b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.**<br>**Findings:**<br>The Final Plat does meet all applicable review criteria of DDC Section 2.6.4D. | ☒ | ☐ | ☐ |
| **c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.**<br>**Findings:**<br>There is no conflict. | ☐ | ☐ | ☒ |
| **2. Prior Approvals** | | | |
| **a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be** | ☐ | ☐ | ☒ |

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **changed. This includes an approved phasing plan for development and installation of public improvements and amenities.**<br>**Findings:**<br>There are no prior approvals. | | | |
| **3. Consistent with Comprehensive Plan and Other Applicable Plans**<br>**The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.**<br>**Findings:**<br>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. | ☐ | ☐ | ☒ |
| **a. The decision-making authority shall weigh competing plan goals, policies, and strategies.**<br>**Findings:**<br>There are no competing plan goals, policies, and strategies for this site. | ☐ | ☐ | ☒ |
| **b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan.**<br>**Findings:**<br>Not applicable. | ☐ | ☐ | ☒ |
| **Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)** | **Compliance** | | |
| **4. Compliance with this DDC** | | | |
| **a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.**<br>**Findings:** | ☒ | ☐ | ☐ |

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | **Met** | **Not Met** | **N/A** |
| The Final Plat does comply with the applicable DDC requirements. | | | |
| **b. Compliance with these standards is applied at the level of detail required for the subject submittal.**<br>**Findings:**<br>The proposed Final Plat provides sufficient detail required for the submittal. | ☒ | ☐ | ☐ |
| **5. Compliance with Other Applicable Regulations** | | | |
| **a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.**<br>**Findings:**<br>The proposed Final Plat does meet all criteria set forth by the Final Plat Checklist, authorized by DDC Subsection 2.6.4D.3. | ☒ | ☐ | ☐ |
| **6. Consistent with Interlocal and Development Agreements** | | | |
| **a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.**<br>**Findings:**<br>There are no development agreements applicable to this Final Plat. | ☐ | ☐ | ☒ |
| **7. Minimizes Adverse Environmental Impacts** | | | |

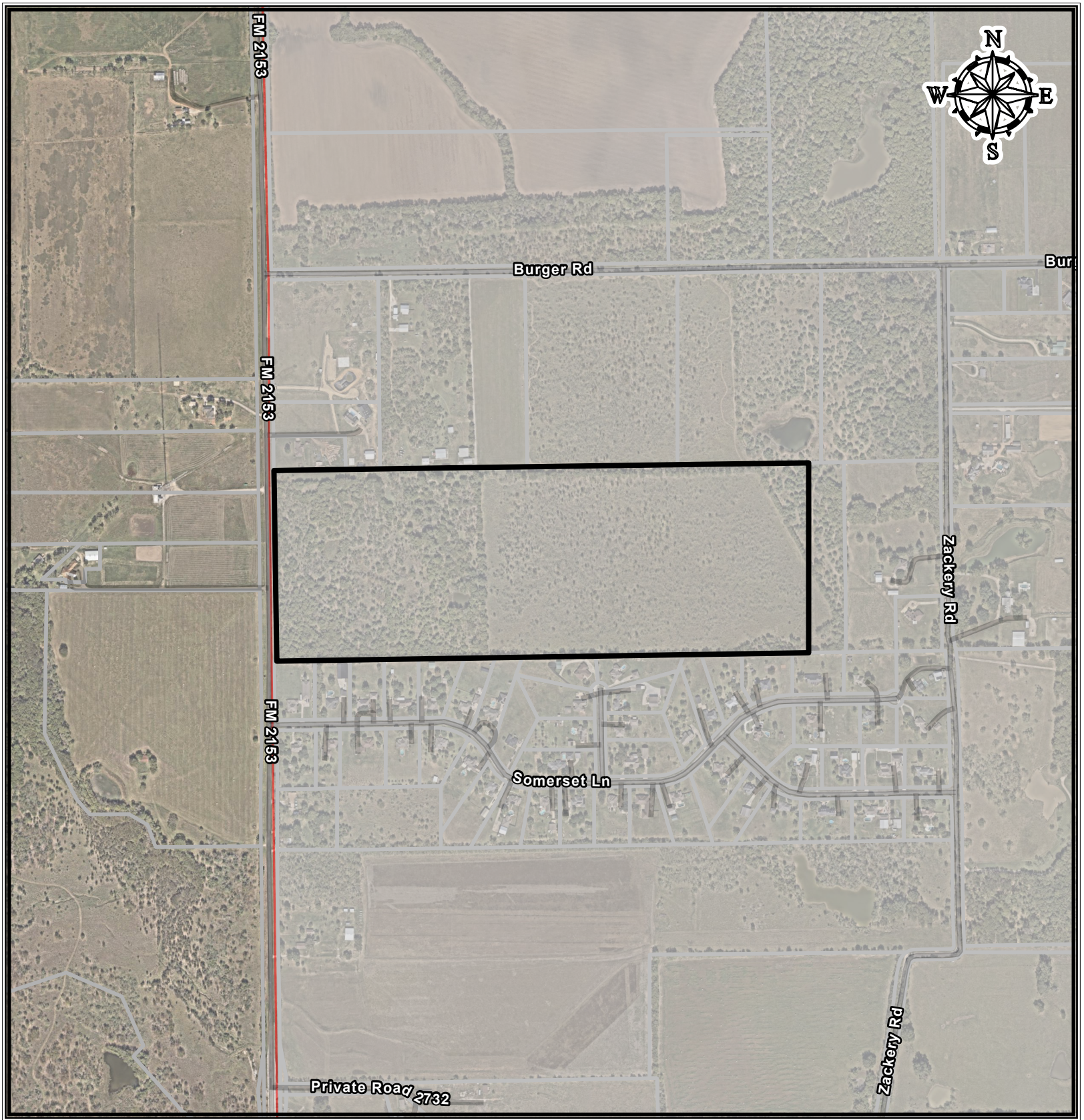
| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | **Met** | **Not Met** | **N/A** |
| **a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural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

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.**<br>**Findings:**<br>The Final Plat has adequate road capacity and complies with this criterion. | ☒ | ☐ | ☐ |
| **12. Provides Adequate Public Services and Facilities** | | | |
| **a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.**<br>**Findings:**<br>Water utility service will be provided by Bolivar Water Supply, and each lot will use an on-site sewage facility. | ☒ | ☐ | ☐ |
| **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.**<br>**Findings:**<br>There is no phasing plan associated with the proposed Final Plat. | ☐ | ☐ | ☒ |

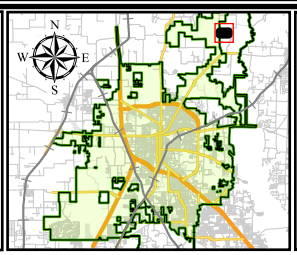
| Final Plat Review Applicability Criteria (DDC Section 2.6.4.D) | Applicability | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.**<br>**Findings:**<br>There is no approved preliminary plat associated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

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

# FP25-0040
# Aerial Site Location




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



0 225 450 900 Feet

CITY OF DENTON
Development Services · GIS
Date: 1/5/2026

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

TRACT 2 (CALLED 14.365 ACRES)
MANAV AUBREY LLC
INST. NO. 2025-7493
O.R.D.C.T

CALLED 22.359 ACRES
NADINE VIRGINIA WORSTER
REVOCABLE TRUST
INST. NO. 2020-67198
O.R.D.C.T

TRACT 1 (CALLED 22.359 ACRES)
TRAMPE PROPERTIES, LLC
INST. NO. 2023-109630
O.R.D.C.T

TRACT 2 (CALLED 22.359 ACRES)
TRAMPE PROPERTIES, LLC
INST. NO. 2023-109630
O.R.D.C.T

TRACT 3 (CALLED 18.384 ACRES)
SBA TOWERS XI, LLC
INST. NO. 2024-96634, O.R.D.C.T

TRACT 1 (CALLED 2.000 ACRES)
MANAV AUBREY LLC
INST. NO. 2025-7493
O.R.D.C.T

17.5' OVERHEAD ELECTRIC DISTRIBUTION LINE CLEARANCE ZONE

1/2" IRF

P.O.B.
1/2" IRF

N89°06'26"E 3126.99'

5/8" IRF

1/2" IRFC
"HMA 1849"

191.70' | 178.30' | 178.40' | 178.50' | 178.70' | 178.80' | 178.90' | 179.10' | 179.20' | 179.30' | 179.40' | 179.60' | 179.70' | 179.80' | 180.00' | 185.00' | 242.59'

90' R.O.W.
45.0' 45.0'
45.0' 55.0'
100' R.O.W.

F. M. ROAD 2153

10' R.O.W. DEDICATION BY THIS PLAT

60' R.O.W.
30.0' 30.0'

110' R.O.W.

LOT 1, BLOCK A
PARKS ADDITION
DOC. NO. 2010-206, P.R.D.C.T

CALLED 37.7184 ACRES
LARRY HIBBERD AND SPOUSE,
ANGELA HIBBERD
VOL. 4505, PG. 2008, O.R.D.C.T

WILLIAM A. THOMPSON SURVEY, ABST. NO. 1238
SYLVESTER WILLIAMS SURVEY, ABST. NO. 1322

N0°48'39"W 1110.16'

553.00'

LOT 18, BLOCK A

CALLED 79.561 ACRES
MARKER STONE REALTY PARTNERS, IV, LLC
INST. NO. 2025-136535
O.R.D.C.T.

LOT 18, BLOCK A
**43.505 ACRES**
**1,895,086 SQ. FT.**

SYLVESTER WILLIAMS SURVEY
ABSTRACT NO. 1322

LOT 18, BLOCK A

CALLED 5.000 ACRES
DICKSON LIVING TRUST
INST. NO. 2022-104159
O.R.D.C.T

S0°42'50"E 1107.14'

602.66'

504.48'

S81°02'25"W
47.73'

N45°08'34"W 277.87'

S38°10'31"W
32.92'

**LOT 1** 1.104 ACRES 48,108 SQ. FT.
**LOT 2** 1.025 ACRES 44,643 SQ. FT.
**LOT 3** 1.025 ACRES 44,638 SQ. FT.
**BLOCK A**
**LOT 4** 1.025 ACRES 44,632 SQ. FT.
**LOT 5** 1.025 ACRES 44,651 SQ. FT.
**LOT 6** 1.025 ACRES 44,645 SQ. FT.
**LOT 7** 1.025 ACRES 44,639 SQ. FT.
**LOT 8** 1.025 ACRES 44,658 SQ. FT.
**LOT 9** 1.025 ACRES 44,652 SQ. FT.
**LOT 10** 1.025 ACRES 44,646 SQ. FT.
**BLOCK A**
**LOT 11** 1.025 ACRES 44,640 SQ. FT.
**LOT 12** 1.025 ACRES 44,658 SQ. FT.
**LOT 13** 1.025 ACRES 44,652 SQ. FT.
**LOT 14** 1.025 ACRES 44,646 SQ. FT.
**LOT 15** 1.025 ACRES 44,664 SQ. FT.
**LOT 16** 1.038 ACRES 45,236 SQ. FT.
**BLOCK A**
**LOT 17X (DRAINAGE EASEMENT)** 2.401 ACRES 104,605 SQ. FT.

5' B.W.S.C.E. TO BE DEDICATED BY SEPARATE INSTRUMENT
15' B.W.S.C.E. TO BE DEDICATED BY SEPARATE INSTRUMENT
15' B.W.S.C.E. TO BE DEDICATED BY SEPARATE INSTRUMENT
15' B.W.S.C.E. TO BE DEDICATED BY SEPARATE INSTRUMENT
15' B.W.S.C.E. TO BE DEDICATED BY SEPARATE INSTRUMENT

10' U.E. BY THIS PLAT
20' U.E. BY THIS PLAT
6' D.E. BY THIS PLAT
12' D.E. BY THIS PLAT
35' B.L.

PEACEFUL WAY

N89°03'06"E 2826.44'
1128.37'
1153.20'
544.87'
455.70'
N89°03'06"E 2312.24'
434.03'

**LOT 1** 1.091 ACRES 47,511 SQ. FT.
**LOT 2** 1.025 ACRES 44,666 SQ. FT.
**LOT 3** 1.025 ACRES 44,666 SQ. FT.
**LOT 4** 1.025 ACRES 44,666 SQ. FT.
**LOT 5** 1.025 ACRES 44,666 SQ. FT.
**LOT 6** 1.025 ACRES 44,666 SQ. FT.
**BLOCK B**
**LOT 1** 1.059 ACRES 46,145 SQ. FT.
**LOT 2** 1.025 ACRES 44,666 SQ. FT.
**LOT 3** 1.025 ACRES 44,666 SQ. FT.
**LOT 4** 1.025 ACRES 44,666 SQ. FT.
**BLOCK C**
**LOT 5** 1.025 ACRES 44,666 SQ. FT.
**LOT 6** 1.025 ACRES 44,666 SQ. FT.

BETHEL DRIVE
DAVID DRIVE
60' R.O.W.
15' B.L.
6' D.E. BY THIS PLAT
15' B.W.S.C.E. TO BE DEDICATED BY SEPARATE INSTRUMENT

193.04' | 192.45' | 181.20' | 187.20' | 60.00' | 276.50' | 246.50'

---

CALLED 37.7184 ACRES
LARRY HIBBERD AND SPOUSE,
ANGELA HIBBERD
VOL. 4505, PG. 2008, O.R.D.C.T

17.5' OVERHEAD ELECTRIC DISTRIBUTION LINE CLEARANCE ZONE

20' U.E. BY THIS PLAT

5' B.W.S.C.E. TO BE DEDICATED BY SEPARATE INSTRUMENT

20' UTIL. ESMT. & DRAIN. ESMT. CAB. G, PG. 275 P.R.D.C.T.

17.5' OVERHEAD ELECTRIC DISTRIBUTION LINE CLEARANCE ZONE

897.36'

VARIABLE WIDTH ACCESS EASEMENT BY THIS PLAT

L6
S0°56'54"E
50.00'

VARIABLE WIDTH ACCESS EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT

20' UTIL. ESMT. CAB. G, PG. 275 P.R.D.C.T.

S89°03'06"W 3125.12'

16' UTIL. ESMT. CAB. G, PG. 275 P.R.D.C.T.

17.5' OVERHEAD ELECTRIC DISTRIBUTION LINE CLEARANCE ZONE

16' UTIL. ESMT. CAB. G, PG. 275 P.R.D.C.T.

20' UTIL. ESMT. CAB. G, PG. 275 P.R.D.C.T.

16' UTIL. ESMT. & DRAIN. ESMT. CAB. G, PG. 275 P.R.D.C.T.

BLOCK A
GREEN VALLEY RANCH
CAB. G, PG. 275
P.R.D.C.T

BLOCK A
GREEN VALLEY RANCH
CAB. G, PG. 275
P.R.D.C.T

1 2 3 4 5 6 7 8 11 12 13 14 17 18 19 20 21

20' UTIL. ESMT.

1/2" IRF | 1/2" IRF (DISTURBED) | 3/8" IRF | 3/4" IRF

COBBLE STONE

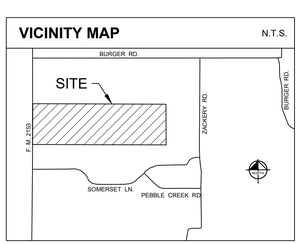
SOMERSET LANE

60.0'

---

## VICINITY MAP

N.T.S.




## LEGEND

| | |
|---|---|
| O.R.D.C.T. | OFFICIAL RECORDS DENTON COUNTY, TEXAS |
| P.R.D.C.T. | PLAT RECORDS DENTON COUNTY, TEXAS |
| IRFC | IRON ROD FOUND WITH CAP |
| IRSC | 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA" |
| IRF | IRON ROD FOUND |
| P.O.B. | POINT OF BEGINNING |
| U.E. | UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| W.E. | WATER EASEMENT |
| B.L. | BUILDING LINE |
| B.W.S.C.E. | BOLIVAR WATER SUPPLY CORPORATION EASEMENT |

## LINE TYPE LEGEND

| | |
|---|---|
| | BOUNDARY LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | BUILDING LINE |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L1 | S00°56'54"E | 20.00' |
| L2 | S00°56'54"E | 6.00' |
| L3 | N00°56'54"W | 6.00' |
| L4 | N00°56'54"W | 10.00' |
| L5 | N00°56'54"W | 10.00' |
| L6 | N89°03'06"E | 20.00' |
| L7 | S00°56'54"E | 40.00' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 72°40'51" | 60.00' | 76.11' | N88°09'55"W | 71.11' |
| C2 | 64°31'14" | 60.00' | 67.57' | N19°33'52"W | 64.05' |
| C3 | 156°45'43" | 60.00' | 164.16' | S88°55'24"E | 117.54' |
| C4 | 37°21'25" | 6.00' | 3.91' | N70°22'24"E | 3.84' |
| C5 | 73°37'02" | 6.00' | 7.71' | N54°08'22"W | 7.19' |
| C6 | 90°00'00" | 30.00' | 47.12' | N44°03'06"E | 42.43' |

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 24X36

**UTILITY PROVIDERS:**

BOLIVAR WATER SUPPLY
4151 FM 455 W * PO Box 1789,
Sanger, TX 76266
Ph: (940) 458-4292

COSERV
7701 S. Stemmons,
Corinth, TX 76039
Ph: (940) 321-7800

FINAL PLAT

# GREEN VALLEY WAY, PHASE 1

79.561 ACRES (3,465,689 SQ. FT.)
28 RESIDENTIAL LOTS
1 HOA LOT
1 REMAINDER LOT

BLOCK A, LOTS 1-17X & 18, BLOCK B, LOTS 1-6 AND BLOCK C, LOTS 1-6;

CITY OF DENTON E.T.J.,
SYLVESTER WILLIAMS SURVEY, ABSTRACT NO. 1322
DENTON COUNTY, TEXAS
CITY PROJECT #FP25-0040


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


| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| 1" = 100' | CDS/JCC | KHA | 01/22/2026 | 063219302 | 1 OF 2 |

OWNER/ DEVELOPER:
Marker Stone Realty Partners, IV, LLC
P.O. Box 117
Denton, Texas 76202
Phone: 940-391-3178
Contact : Jim Strange

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Matt Hawkins, P.E.


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DWG NAME: K:\FRI_SURVEY\063219302\TLF DENTON 79 - AUBREY\DWG\063219302 PHASE 1 FP.DWG PLOTTED BY CRABLE, JEFF 1/22/2026 11:22 AM LAST SAVED 1/21/2026 12:13 PM

## OWNER'S CERTIFICATE

**STATE OF TEXAS** §

**COUNTY OF DENTON** §

**WHEREAS MARKER STONE REALTY PARTNERS, IV, LLC**, is the rightful owner of a tract of land situated in the Sylvester Williams Survey, Abstract No. 1322, Denton County, Texas, and being a portion of a called 79.561-acre tract of land described in a Special Warranty Deed with Vendor's Lien to Marker Stone Realty Partners, IV, LLC, recorded in Instrument No. 2025-136535 of the Official Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found for the northwest corner of said 79.561-acre tract, same being the southwest corner of Tract 1 (called 2.000-acres), described in a Warranty Deed to Manav Aubrey LLC, recorded in Instrument No. 2025-7493 of the Official Records of Denton County, Texas, same also being on the easterly right of way line of F. M. Road 2153, a 90' wide right of way at this point;

**THENCE** North 89°06'26" East, departing the easterly right of way line of said F. M. Road 2153 and along the northerly line of said 79.561-acre tract, a distance of 3,126.99 feet to a 1/2-inch iron rod with a plastic cap, stamped "H&N 1849" found for the northwest corner of a called 5.000-acre tract of land, described in a Warranty Deed to Kenneth L. Dickson and Janice L. Dickson Trustees of the Dickson Living Trust, recorded in Instrument No. 2022-104159 of the Official Records of Denton County, Texas;

**THENCE** South 00°42'50" East, departing the northerly line of said 79.561-acre tract and along the westerly line of said 5.000-acre tract, a distance of 1,107.14 feet to a 1/2-inch iron rod with a plastic cap, stamped "H&N 1849" found on the southerly line of said 79.561-acre tract for the southwest corner of said 5.000-acre tract, same being on the northerly line of Green Valley Ranch, an addition to Denton County, recorded in Cabinet G, Page 275 of the Plat Records of Denton County, Texas;

**THENCE** South 89°03'06" West, along the southerly line of said 79.561-acre tract and the northerly line of said Green Valley Ranch, a distance of 3,125.12 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of said 79.561-acre tract and the northwest corner of said Green Valley Ranch, same being on the easterly right of way line of aforesaid F. M. 2153;

**THENCE** North 00°48'39" West, along the westerly line of said 79.561-acre tract and the easterly right of way line of said F. M. 2153, a distance of 1,110.16 feet to the **POINT OF BEGINNING** and containing 79.561 acres (3,465,689 square feet) of land, more or less.

## OWNERS DEDICATION

**STATE OF TEXAS** §
**COUNTY OF DENTON** §

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That **MARKER STONE REALTY PARTNERS, IV, LLC,** acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **GREEN VALLEY WAY, PHASE 1,** an addition to the City of Denton Division I ETJ, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements 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, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Denton use thereof. The City of Denton and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton and public utility entities 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 procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, _____.

BY: MARKER STONE REALTY PARTNERS, IV, LLC

BY:_____
Signature

**STATE OF TEXAS** §

**COUNTY OF DENTON** §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Member, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

_____
Printed Name

My commission expires: _____

## SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com

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

**STATE OF TEXAS** §

**COUNTY OF COLLIN** §

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

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

_____
Notary Public, State of Texas

GENERAL NOTES:

1. The purpose of this plat is create 28 residential lots, 1 HOA lot, 1 remainder lot and dedicate easements and rights-of-way.
2. Elevations used for delineating contour lines are based upon NAVD 1988 datum.
3. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998597136.
4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by Title Resources Guaranty Company, GF. No. 2451019, effective date October 30, 2025. 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. There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
9. All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.
10. No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved 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 Onsite Sanitary Sewer Facilities permitted through Denton County.
16. Master Note N/A
17. Onsite sewage facilities are prohibited to encroach into public easements.
18. Water utility service will be provided by Bolivar Water Supply.
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's. 48121C0330G, 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".
21. Master Note N/A
22. Master Note N/A
23. Master Note N/A
24. Master Note N/A
25. This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors, and the HOA. The Drainage Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage Easement, as herein above defined, unless approved by the City. The owners and/or HOA shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners and/or HOA written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners and/or HOA for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
26. Master Note N/A
27. Master Note N/A
28. Master Note N/A
29. Driveway Requirements for the locations, widths and offset from intersection and any existing driveways or proposed driveways, shall conform to Section 7.8.9 of the Development Code and in the relevant section of the Transportation Criteria Manual of the City of Denton.
30. Street trees located within the right-of-way shall not be planted within 10 feet of either side of side lot lines.
31. Homeowners Association covenants will be recorded with Denton County.
32. Master Note N/A
33. IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
34. All lake/detention tracts, easements open space, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowner's association, or other perpetual private entity. Homeowner's associations shall be established in accordance with Section 8.3.6.J of the Development Code of the City of Denton.
35. Master Note N/A
36. Master Note N/A
37. Master Note N/A
38. Master Note N/A
39. Master Note N/A
40. Master Note N/A
41. Master Note N/A
42. Property owners are responsible for the maintenance of the facilities located within the access easement(s).
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 property corners are 5/8" iron rods with plastic caps stamped "KHA" found, unless otherwise noted.
48. The water main within this plat will be owned and maintained by Bolivar. They have requested a 15' easement.
49. Lot 18, Block A is intended to be replatted in the future for Phase 2.

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## 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 Green Valley Way, Phase 1 in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this __ day of ____, 2026.

_____
**CHAIRPERSON, PLANNING AND ZONING COMMISSION**

_____
**CITY SECRETARY**

FINAL PLAT

# GREEN VALLEY WAY, PHASE 1

79.561 ACRES (3,465,689 SQ. FT.)
28 RESIDENTIAL LOTS
1 HOA LOT
1 REMAINDER LOT

BLOCK A, LOTS 1-17X & 18, BLOCK B, LOTS 1-6 AND BLOCK C, LOTS 1-6;

CITY OF DENTON E.T.J.,
SYLVESTER WILLIAMS SURVEY, ABSTRACT NO. 1322
DENTON COUNTY, TEXAS
CITY PROJECT #FP25-0040

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

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| N/A | CDS/JCC | KHA | 01/22/2026 | 063219302 | 2 OF 2 |

OWNER/ DEVELOPER:
Marker Stone Realty Partners, IV, LLC
P.O. Box 117
Denton, Texas 76202
Phone: 940-391-3178
Contact : Jim Strange

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Matt Hawkins, P.E.

DWG NAME: K:\FRI_SURVEY\063219302\TLF DENTON 79 - AUBREY\DWG\063219302 PHASE 1 FP.DWG PLOTTED BY: CRABLE, JEFF 1/22/2026 11:22 AM LAST SAVED 1/21/2026 12:13 PM

# TEXAS SECRETARY of STATE
# JANE NELSON

## BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

| | | | |
|---|---|---|---|
| **Filing Number:** | 803942463 | **Entity Type:** | Domestic Limited Liability Company (LLC) |
| **Original Date of Filing:** | February 18, 2021 | **Entity Status:** | In existence |
| **Formation Date:** | N/A | | |
| **Tax ID:** | 32077859018 | **FEIN:** | |
| **Duration:** | Perpetual | | |

**Name:** Marker Stone Realty Partners IV, LLC

**Address:** PO BOX 177
DENTON, TX 76202-0177 USA

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

| Name | Address | Inactive Date |
|---|---|---|
| James Virgil Strange Jr | 3613 Falcon Ct<br>Denton, TX 76210 USA | |

Order | Return to Search

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Instructions:

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

# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 11, 2026

**SUBJECT**

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

**BACKGROUND**

The purpose of this Final Replat is to replat Lots 1 and 2 of the North Lakes Shopping Center and incorporate an offsite 3.2-acre property into a single lot of record. This Final Replat will redefine lot lines, as well as create and abandon easements to create a single lot of 15.843 acres for retail use.

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

| | |
|---|---|
| Date Application Filed: | July 15, 2025 |
| Planning & Zoning Commission Meeting: | August 13, 2025 |
| Days in Review: | 29 Days |
| Extension Granted: | August 13, 2025 |
| Resubmitted: | December 18, 2025 |
| Withdrawn: | December 31, 2025 |
| Resubmitted: | January 14, 2026 |
| Planning & Zoning Commission Meeting: | February 11, 2026 |
| Days in Review: | 28 Days |

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

**OPTIONS**

1. Approve as submitted
2. Deny with reasons

**RECOMMENDATION**

Staff recommends approval of this Final Replat 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 |
|---|---|---|---|
| 1960 | City Council | Annex into City Limits | Approved |
| 1974 | City Council | Rezone to General Retail | Approved |
| 2002 | City Council | City-wide zoning transition to CM-G | Approved |
| August 5, 2015 | Planning & Zoning Commission | CV15-0003 | Conveyance Plat Approved |
| January 25, 2017 | Planning & Zoning Commission | FP16-0014 | Final Plat Approved |
| 2019 | City Council | City-wide zoning transition from CM-G to Suburban Corridor (SC) | Approved |
| August 13, 2025 | Planning & Zoning Commission | Final Replat – 30 Day Extension | Approved Extension |

**PUBLIC OUTREACH**

No public outreach is required for final replats.

**DEVELOPER ENGAGEMENT DISCLOSURES**

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

**EXHIBITS**

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

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Principal Planner

# Planning Staff Analysis

## FR25-0019a / North Lakes Shopping Center Addition

## Planning & Zoning Commission

**REQUEST:**
Final Replat for an approximately 15.843-acre site

**APPLICANT:**
Baird, Hampton & Brown on behalf of H-E-B, L.P.

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

# Final Replat Approval Review Criteria

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

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **Findings:**<br>The proposed Final Replat is compliant with the terms and conditions of prior land use approval, plan, development agreement, or plat approval that is in effect. | | | |
| **3. Consistent with Comprehensive Plan and Other Applicable Plans**<br>**The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.**<br>**Findings:**<br>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. | ☐ | ☐ | ☒ |
| **a. The decision-making authority shall weigh competing plan goals, policies, and strategies**<br>**Findings:**<br>There are no competing plan goals, policies, and strategies for this site. | ☐ | ☐ | ☒ |
| **b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan.**<br>**Findings:**<br>The overall goals of the Comprehensive Plan are met with the proposed Final Replat. | ☐ | ☐ | ☒ |
| **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.**<br>**Findings:**<br>The Final Replat complies with the applicable requirements of the Denton Development Code. | ☒ | ☐ | ☐ |
| **b. Compliance with these standards is applied at the level of detail required for the subject submittal.**<br>**Findings:**<br>The Final Replat was submitted at an adequate level of detail. | ☒ | ☐ | ☐ |
| **5. Compliance with Other Applicable Regulations** | | | |
| **a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This** | ☒ | ☐ | ☐ |

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.**<br>**Findings:**<br>The Final Replat complies with all other applicable regulations. | | | |
| **6. Consistent with Interlocal and Development Agreements** | | | |
| **a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.**<br>**Findings:**<br>No interlocal or development agreements are applicable to this project. | ☐ | ☐ | ☒ |
| **7. Minimizes Adverse Environmental Impacts** | | | |
| **a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.**<br>**Findings:**<br>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. | ☐ | ☐ | ☒ |
| **8. Minimizes Adverse Impacts on Surrounding Property** | | | |
| **a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.**<br>**Findings:**<br>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.**<br>**Findings:**<br>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. | ☐ | ☐ | ☒ |
| **10. Compliance with Utility, Service, and Improvement Standards** | | | |

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.**<br>**Findings:**<br>The Final Replat complies with utility, service, and improvement standards and previously approved Design Deviations. | ☒ | ☐ | ☐ |
| **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.**<br>**Findings:**<br>The Final Replat is consistent with this criterion. | ☒ | ☐ | ☐ |
| **12. Provides Adequate Public Services and Facilities** | | | |
| **a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.**<br>**Findings:**<br>Adequate public service and facility capacity exists to serve the property. The lot will be served by City of Denton Water and Wastewater. | ☒ | ☐ | ☐ |
| **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.**<br>**Findings:**<br>There is no phasing plan associated with the proposed Final Replat. | ☒ | ☐ | ☐ |

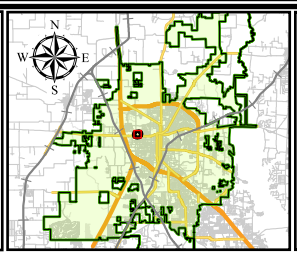
| Final Replat Review Applicability Criteria (DDC Section 2.6.7.D) | Applicability | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **1. Whether the Final Replat is consistent with the intent of the underlying zoning district.** | ☒ | ☐ | ☐ |

| Final Replat Review Applicability Criteria (DDC Section 2.6.7.D) | Applicability | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **Findings:**<br>The proposed Final Replat is consistent with the existing Suburban Corridor zoning district. | | | |
| **2. Whether the Final Replat complies with applicable dimensional and development standards in this DDC.**<br>**Findings:**<br>The Final Replat complies with applicable DDC dimensional and development standards. | ☒ | ☐ | ☐ |
| **3. Whether the Final Replat does not affect a recorded easement without approval from the easement holder.**<br>**Findings:**<br>The Final Replat does not affect any recorded easement without approval from the easement holder. | ☒ | ☐ | ☐ |
| **4. Whether the Final Replat will not result in adverse impacts to surrounding property.**<br>**Findings:**<br>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. | ☐ | ☐ | ☒ |
| **5. Whether the Final Replat will not limit the city's ability to provide adequate and sufficient facilities or services.**<br>**Findings:**<br>There are adequate facilities to serve the proposed Final Replat. | ☒ | ☐ | ☐ |
| **6. Whether the Final Replat complies with all other ordinances and plans and regulations adopted by the city, including the Comprehensive Plan and other long-range or special purpose area planning documents.**<br>**Findings:**<br>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. | ☐ | ☐ | ☒ |

# FR25-0019
# Aerial Site Location



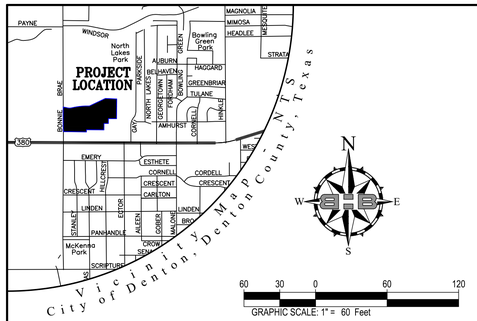

COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 87.5 175 350 Feet

CITY OF DENTON
Development Services · GIS
Date: 8/1/2025

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



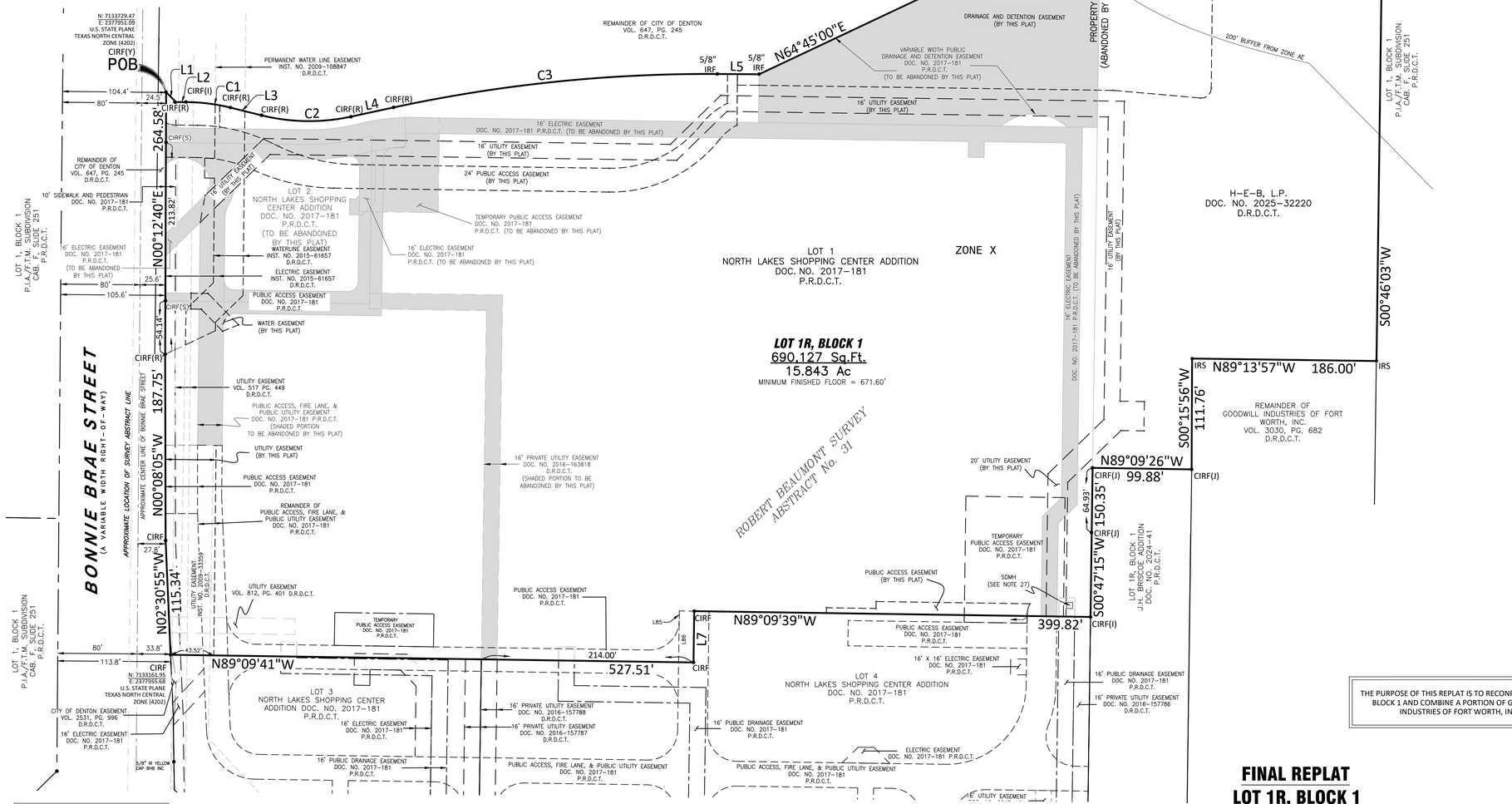

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | S44°47'20"E | 14.14 |
| L2 | S89°47'20"E | 10.00 |
| L3 | S76°03'40"E | 32.30 |
| L4 | N77°49'15"E | 44.03 |
| L5 | S89°36'35"E | 42.06 |
| L6 | N64°32'03"E | 27.24 |
| L7 | S00°50'19"W | 51.75 |
| L8 | S00°40'10"W | 184.25 |
| L9 | N84°59'54"W | 88.50 |
| L10 | N89°36'35"W | 21.84 |
| L11 | N89°12'07"W | 24.85 |
| L12 | N89°09'39"W | 20.00 |
| L13 | S68°19'27"W | 17.32 |
| L14 | N44°10'33"W | 30.97 |
| L15 | N89°09'41"W | 10.39 |
| L16 | N00°39'00"E | 16.00 |
| L17 | N10°19'40"E | 27.55 |
| L18 | S89°09'48"E | 24.50 |
| L19 | S00°50'12"W | 24.79 |
| L20 | N89°09'48"W | 23.11 |
| L21 | N00°23'25"E | 11.10 |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L22 | S89°36'35"E | 21.92 |
| L23 | S00°23'25"W | 51.39 |
| L24 | N89°10'33"W | 277.87 |
| L25 | N00°12'40"E | 34.58 |
| L26 | S89°22'17"E | 21.61 |
| L27 | S89°10'33"E | 255.34 |
| L28 | N00°23'25"E | 29.54 |
| L29 | S89°36'35"E | 10.00 |
| L30 | N89°22'17"W | 31.54 |
| L31 | N00°00'00"E | 5.36 |
| L32 | S89°10'34"E | 50.00 |
| L33 | N00°49'26"E | 7.01 |
| L34 | S00°49'27"W | 2.30 |
| L35 | S89°09'41"E | 17.07 |
| L36 | S44°10'33"E | 44.23 |
| L37 | N89°12'07"W | 15.98 |
| L38 | N00°47'15"E | 18.75 |
| L39 | N89°12'45"W | 16.00 |
| L40 | S00°47'15"W | 18.74 |
| L41 | N89°09'39"W | 36.55 |
| L42 | S00°49'27"W | 7.22 |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L43 | S89°09'39"E | 14.96 |
| L44 | S89°09'39"E | 15.03 |
| L45 | S89°09'41"E | 100.00 |
| L46 | N00°50'19"E | 33.19 |
| L47 | N89°09'41"W | 100.00 |
| L48 | S00°50'19"W | 33.19 |
| L49 | S89°09'41"E | 79.16 |
| L50 | S00°49'27"W | 13.86 |
| L51 | N89°09'41"W | 16.00 |
| L52 | S00°49'27"W | 13.86 |
| L53 | S44°09'36"E | 5.66 |
| L54 | S89°09'41"E | 53.27 |
| L55 | S00°50'19"W | 4.00 |
| L56 | N00°50'19"E | 14.83 |
| L57 | N89°09'41"W | 16.00 |
| L58 | S00°49'27"W | 14.83 |
| L59 | N89°05'49"W | 126.62 |
| L60 | S00°19'09"E | 16.00 |
| L61 | S89°05'49"E | 127.23 |
| L62 | N02°30'55"W | 16.02 |
| L63 | S02°22'04"E | 99.60 |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L64 | S00°41'06"W | 51.22 |
| L65 | S89°18'54"E | 25.00 |
| L66 | S00°04'10"E | 68.94 |
| L67 | N02°14'11"W | 133.15 |
| L68 | N02°14'11"W | 133.15 |
| L69 | S89°51'55"W | 32.30 |
| L70 | N00°08'05"W | 68.94 |
| L71 | S89°51'55"W | 32.38 |
| L72 | S45°53'05"W | 38.57 |
| L73 | S01°03'59"W | 8.71 |
| L74 | N64°45'00"E | 33.45 |
| L75 | N01°03'59"E | 35.92 |
| L76 | N45°53'05"E | 38.42 |
| L77 | N89°24'51"W | 10.00 |
| L78 | N00°35'09"E | 20.00 |
| L79 | S89°24'51"E | 10.00 |
| L80 | N00°34'37"E | 54.26 |
| L81 | S76°08'41"E | 15.03 |
| L82 | S00°12'40"W | 40.73 |
| L83 | S02°22'04"E | 30.61 |
| L84 | N76°03'40"W | 17.26 |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Delta | Radius | Arc Length | Chord Bearing | Chord Length |
| C1 | 13°40'43" | 190.00' | 45.36' | S82°56'59"E | 45.25' |
| C2 | 26°04'00" | 200.00' | 90.99' | S89°08'40"E | 90.21' |
| C3 | 12°32'55" | 1502.54' | 329.08' | N84°06'03"E | 328.42' |
| C4 | 94°19'56" | 10.00' | 16.46' | N47°50'08"E | 14.67' |
| C5 | 24°01'15" | 55.00' | 23.06' | S50°25'58"W | 22.89' |
| C6 | 52°24'34" | 140.00' | 128.06' | N64°37'10"E | 123.64' |
| C7 | 23°43'23" | 200.00' | 82.81' | S77°18'52"E | 82.22' |
| C8 | 23°55'07" | 141.50' | 59.07' | N77°24'44"W | 58.64' |
| C9 | 23°03'01" | 26.00' | 10.46' | S77°50'47"E | 10.39' |
| C10 | 25°11'45" | 174.00' | 76.52' | N76°46'25"W | 75.90' |
| C11 | 25°00'00" | 186.00' | 81.16' | S76°40'33"E | 80.52' |
| C12 | 52°24'34" | 116.00' | 106.11' | N64°37'10"E | 102.45' |
| C13 | 25°02'26" | 79.00' | 34.53' | S50°56'33"W | 34.25' |
| C14 | 10°25'42" | 190.00' | 34.58' | N84°34'29"W | 34.53' |
| C15 | 30°13'12" | 20.00' | 10.55' | S15°56'03"W | 10.43' |
| C16 | 4°43'47" | 190.00' | 15.68' | S78°28'44"E | 15.68' |
| C18 | 86°47'36" | 30.00' | 45.44' | S45°45'53"E | 41.22' |
| C19 | 90°00'52" | 30.00' | 47.13' | N45°49'53"E | 42.43' |




## GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
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5. This plat lies wholly within the City Limits of Denton.
6. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
7. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
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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.
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21. The Surveyor, as required by State Law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations placed on this survey.
22. 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 official with specific questions.
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25. The location of the easements granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of such separate instrument.
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## LEGEND

CIRF.....Found 5/8" Capped Iron Rod Marked "BHB INC"
CIRF(B).....Found 1/2" Capped Iron Rod Marked "BEASLEY 4050"
CIRF(I).....Found 5/8" Capped Iron Rod "ILLEGIBLE"
CIRF(J).....Found 1/2" Capped Iron Rod Marked "JPH LAND SURVEYING"
CIRF(R).....Found 5/8" Capped Iron Rod Marked "1640"
CIRF(S).....Found 5/8" "Remains Of Cap" On Iron Rod
CIRF(TX)....Found 1/2" Capped Iron Rod Marked "TEXAS SURVEYING"
CIRF(Y).....Found 5/8" Capped Iron Rod Marked With A "CROSS HAIR"

D.R.D.C.T...Deed Records, Denton County, Texas
IRF.....Iron Rod Found
IRS.....Set 5/8" Yellow Capped Iron Rod Marked "BHB INC"
POB.....Point Of Beginning
P.R.D.C.T...Plat Records, Denton County, Texas
Plat Boundary
Lot Line
Public Access, Fire Lane And Utility Easement
24' Public And Detention Access Easement
Temporary Public Access Easement
Drainage Easement
City Of Denton Easement
Approximate Location Of Survey Abstract
Abandoned By This Plat

## FLOOD ZONE NOTE

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48121C0360G, Map Revised April 18, 2011.

THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT 1, BLOCK 1 AND COMBINE A PORTION OF GOODWILL INDUSTRIES OF FORT WORTH, INC.

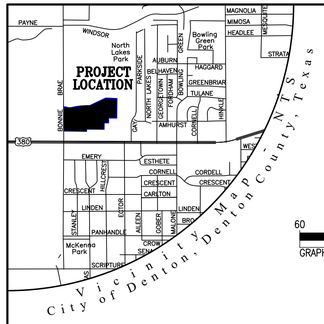

BAIRD, HAMPTON & BROWN
engineering and surveying
6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300


OWNER:
H-E-B, LP
646 S. FLORES STREET
SAN ANTONIO, TX 78204
LANCE KLEIN, PE, PH, CFM
210-938-4076
klein.lane@heb.com

FR25-0019

# FINAL REPLAT
## LOT 1R, BLOCK 1
## NORTH LAKES SHOPPING CENTER ADDITION
BEING 15.843 ACRES SITUATED WITHIN THE ROBERT BEAUMONT SURVEY, ABSTRACT NO. 31, BEING ALL OF LOT 1 & LOT 2, BLOCK 1, NORTH LAKES SHOPPING CENTER AND A ALL OF H-E-B, LP
CITY OF DENTON, DENTON COUNTY, TEXAS
DECEMBER 2025 SHEET 1 OF 4

Drawing: E:\Survey25\065\001 HEB Denton Bonnie Brae\Dwg\NORTH-LAKES-SHOPPING-CENTER-ADDITION-FINAL-REPLAT.dwg




## GENERAL NOTES

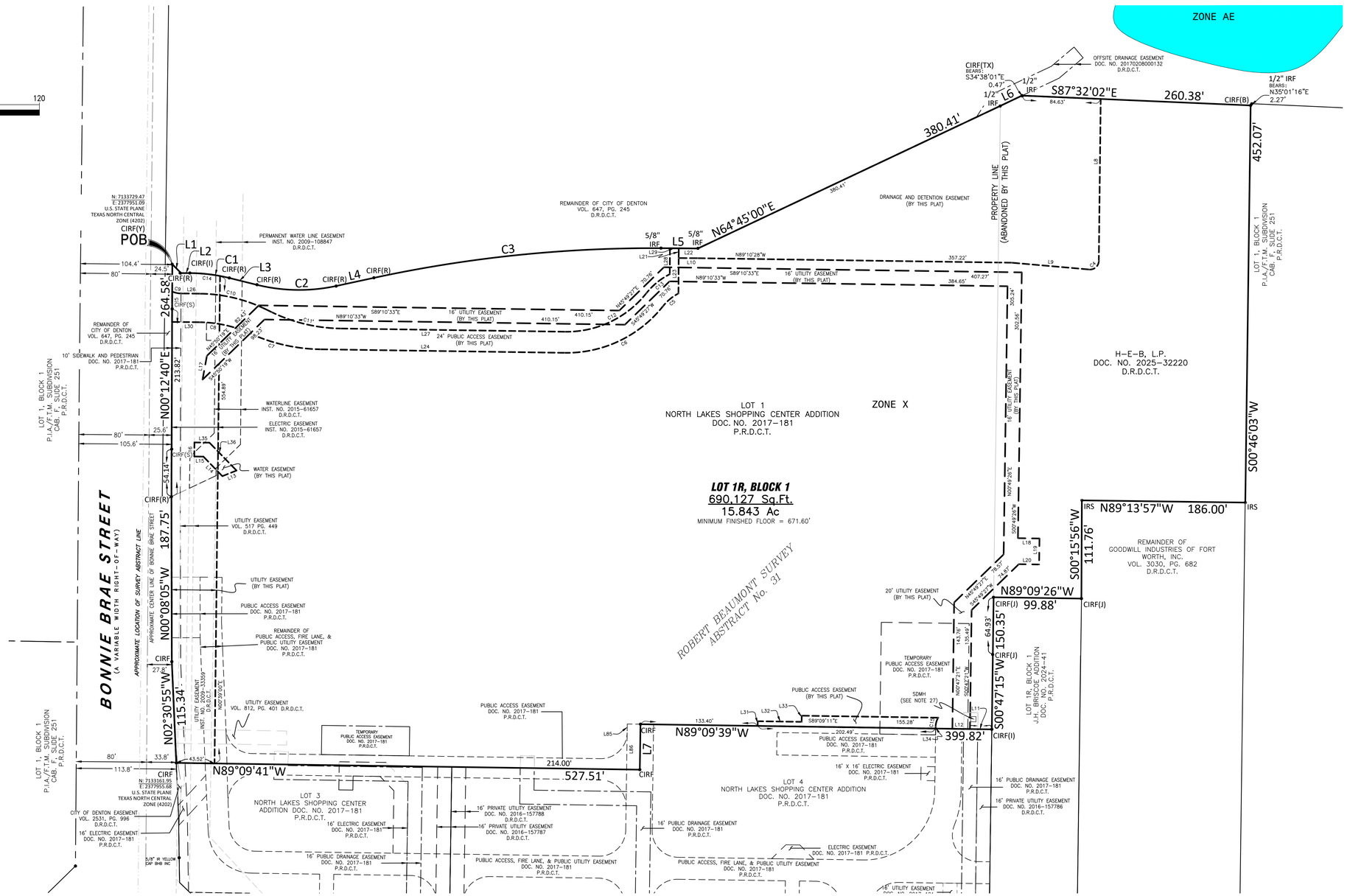
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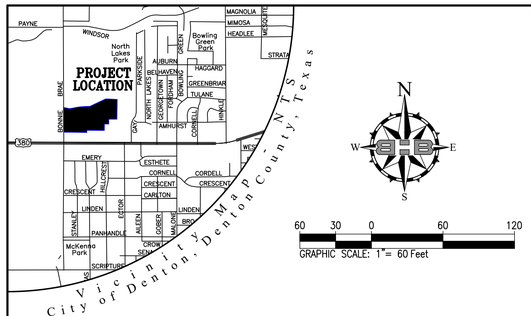
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N: 7133729.47
E: 2377953.09
U.S. STATE PLANE
TEXAS NORTH CENTRAL
ZONE (4202)
CIRF(Y)
POB
L1
L2
C1
C2
C3
L3
L4
CIRF(R)
CIRF(I)
104.4'
80'
24.5'
264.58'
N00°12'40"E
213.82'
25.6'
105.6'
187.75'
N00°08'05"W
115.34'
N02°30'55"W
27'
33.8'
113.8'
43.52'
CIRF
CIRF(S)
54.14'
PERMANENT WATER LINE EASEMENT
INST. NO. 2009-108847
D.R.D.C.T.
REMAINDER OF CITY OF DENTON
VOL. 647, PG. 245
D.R.D.C.T.
10' SIDEWALK AND PEDESTRIAN
DOC. NO. 2017-181
P.R.D.C.T.
LOT 1, BLOCK 1
P.I.A./F.T.M. SUBDIVISION
CAB. L, SLIDE 251
P.R.D.C.T.
BONNIE BRAE STREET
(A VARIABLE WIDTH RIGHT-OF-WAY)
APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE
APPROXIMATE CENTER LINE OF BONNIE BRAE STREET
N: 7133161.95
E: 2377955.68
U.S. STATE PLANE
TEXAS NORTH CENTRAL
ZONE (4202)
CITY OF DENTON EASEMENT
VOL. 2531, PG. 996
D.R.D.C.T.
16' ELECTRIC EASEMENT
DOC. NO. 2017-181
P.R.D.C.T.
5/8" IR YELLOW
CAP BHB INC
16' UTILITY EASEMENT
(BY THIS PLAT)
WATERLINE EASEMENT
INST. NO. 2015-61657
D.R.D.C.T.
ELECTRIC EASEMENT
INST. NO. 2015-61657
D.R.D.C.T.
WATER EASEMENT
(BY THIS PLAT)
UTILITY EASEMENT
VOL. 517 PG. 449
D.R.D.C.T.
UTILITY EASEMENT
(BY THIS PLAT)
PUBLIC ACCESS EASEMENT
DOC. NO. 2017-181
P.R.D.C.T.
REMAINDER OF
PUBLIC ACCESS, FIRE LANE, &
PUBLIC UTILITY EASEMENT
DOC. NO. 2017-181
P.R.D.C.T.
UTILITY EASEMENT
VOL. 812, PG. 401 D.R.D.C.T.
UTILITY EASEMENT
INST. NO. 2023-33599
O.P.R.D.C.T.
N00°08'05"W
LOT 3
NORTH LAKES SHOPPING CENTER
ADDITION DOC. NO. 2017-181
P.R.D.C.T.
16' ELECTRIC EASEMENT
DOC. NO. 2017-181
P.R.D.C.T.
16' PRIVATE UTILITY EASEMENT
D.R.D.C.T.
16' PRIVATE UTILITY EASEMENT
DOC. NO. 2016-157787
D.R.D.C.T.
16' PUBLIC DRAINAGE EASEMENT
DOC. NO. 2017-181
P.R.D.C.T.
PUBLIC ACCESS, FIRE LANE, & PUBLIC UTILITY EASEMENT
DOC. NO. 2017-181
P.R.D.C.T.
TEMPORARY
PUBLIC ACCESS EASEMENT
DOC. NO. 2017-181
P.R.D.C.T.
PUBLIC ACCESS EASEMENT
DOC. NO. 2017-181
P.R.D.C.T.
214.00'
N89°09'41"W
527.51'
L85
L86
L7
CIRF
REMAINDER OF CITY OF DENTON
VOL. 647, PG. 245
D.R.D.C.T.
5/8" IRF
L5
N64°45'00"E
380.41'
L21
L23
L22
L10
N89°10'28"W
357.22'
L9
L8
N89°10'33"W
S89°10'33"E
16' UTILITY EASEMENT
(BY THIS PLAT)
384.65'
407.27'
C12
C13
C14
C15
C16
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C51




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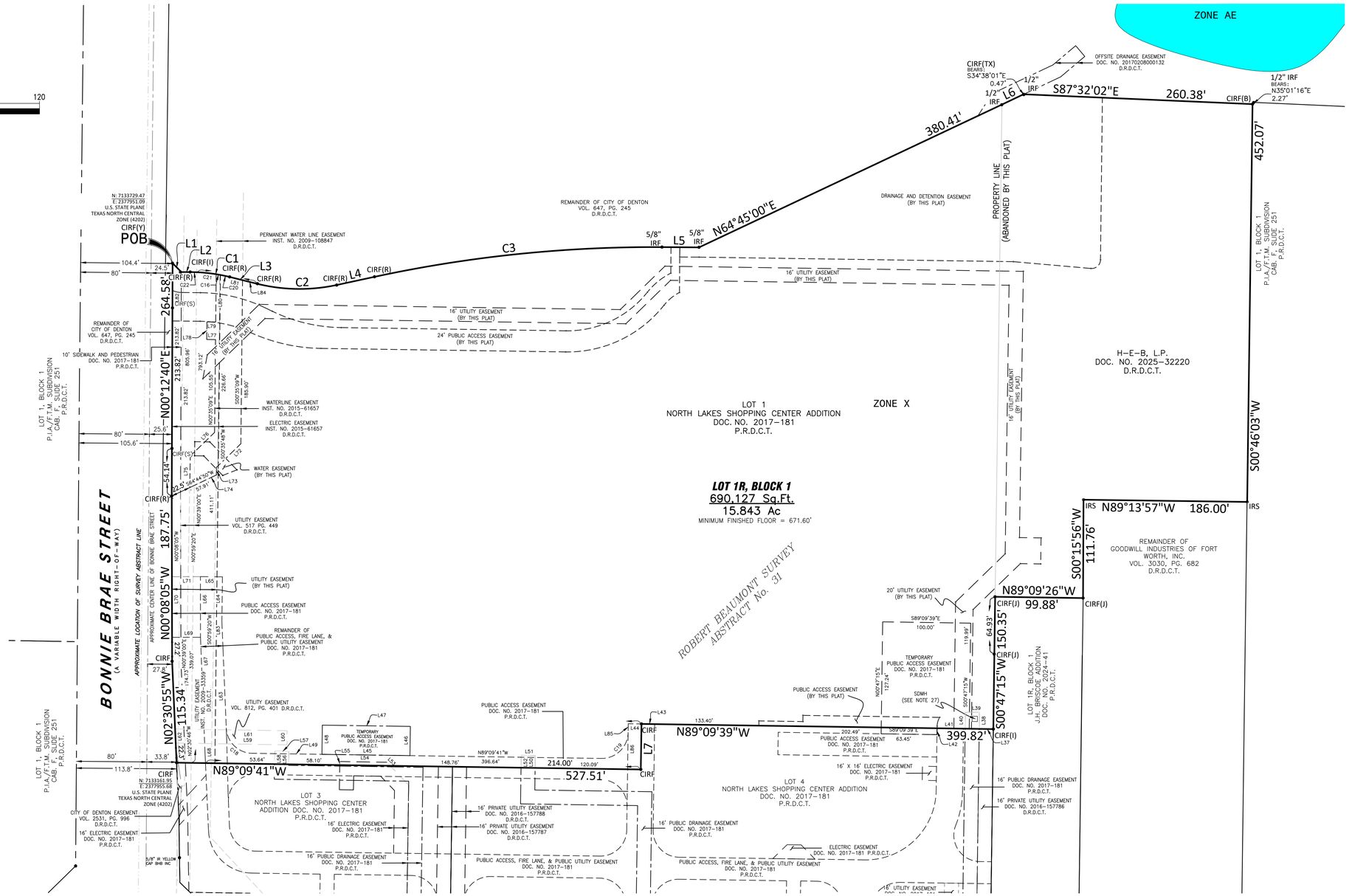
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18. The minimum finished floor (Slab) elevation shall be one foot above top of curb, 1.5 feet above natural ground, or, if applicable, as indicated on individual lot, whichever elevation is higher.
19. The property is subject to zoning by the City of Denton ordinance and all regulations set forth herein.
20. The use of the word "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are subject of the certification, and does not constitute a warranty or guarantee, either expressed or implies.
21. The Surveyor, as required by State Law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations placed on this survey.
22. 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 official with specific questions.
23. 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.
24. The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas dedicated hereby for all purposes that do not interfere with the use of said easement areas for utilities (subject to all applicable laws, regulations and ordinances); including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
25. The location of the easements granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of such separate instrument.
26. This plat is hereby adopted by the owner and approved by the City of Denton subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage and Detention Easement dedicated by this plat within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No material obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any material 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 cost for labor, materials, and equipment for each instance. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structures, within the easement of otherwise.
27. The grate inlet structure and related improvements are privately owned and maintained by Lot 1R, Block 1 and is located within the Public Drainage Easement with Private maintenance per Document Number 2017-181, P.R.D.C.T .
28. The subject property is subject to the Declaration of Easements, Covenants, Conditions and Restrictions as recorded in Document Number 2015-108709, D.R.D.C.T.




## LEGEND

CIRF.....Found 5/8" Capped Iron Rod Marked "BHB INC"
CIRF(B).....Found 1/2" Capped Iron Rod Marked "BEASLEY 4050"
CIRF(I).....Found 5/8" Capped Iron Rod "ILLEGIBLE"
CIRF(J).....Found 1/2" Capped Iron Rod Marked "JPH LAND SURVEYING"
CIRF(R).....Found 5/8" Capped Iron Rod Marked "1640"
CIRF(S).....Found 5/8" "Remains Of Cap" On Iron Rod
CIRF(TX)....Found 1/2" Capped Iron Rod Marked "TEXAS SURVEYING"
CIRF(Y).....Found 5/8" Capped Iron Rod Marked With A "CROSS HAIR"

D.R.D.C.T...Deed Records, Denton County, Texas
IRF.....Iron Rod Found
IRS.....Set 5/8" Yellow Capped Iron Rod Marked "BHB INC"
POB.....Point Of Beginning
P.R.D.C.T...Plat Records, Denton County, Texas
Plat Boundary
Lot Line
Public Access, Fire Lane And Utility Easement
24' Public And Detention Access Easement
Temporary Public Access Easement
Drainage Easement
City Of Denton Easement
Approximate Location Of Survey Abstract
Abandoned By This Plat

THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT 1, BLOCK 1 AND COMBINE A PORTION OF GOODWILL INDUSTRIES OF FORT WORTH, INC.

## FLOOD ZONE NOTE

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48121C0360G, Map Revised April 18, 2011.

FR25-0019

# FINAL REPLAT
## EXISTING EASEMENT DETAILS
## LOT 1R, BLOCK 1
## NORTH LAKES SHOPPING CENTER ADDITION
## BEING 15.843 ACRES SITUATED WITHIN THE ROBERT BEAUMONT SURVEY, ABSTRACT NO. 31, BEING ALL OF LOT 1 & LOT 2, BLOCK 1, NORTH LAKES SHOPPING CENTER AND A ALL OF H-E-B, LP
## CITY OF DENTON, DENTON COUNTY, TEXAS

DECEMBER 2025 SHEET 3 OF 4

BAIRD, HAMPTON & BROWN
engineering and surveying
6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300

OWNER:
H-E-B, LP
646 S. FLORES STREET
SAN ANTONIO, TX 78204
LANCE KLEIN, PE, PH, CFM
210-938-4076
klein.lane@heb.com

Drawing: E:\Survey25\065\001 HEB Denton Bonnie Brae\Dwg\NORTH-LAKES-SHOPPING-CENTER-ADDITION-FINAL-REPLAT.dwg

**State of Texas §**

**County of Denton §**

**WHEREAS H-E-B, LP** is the owner of a tract of land situated in the Robert Beaumont Survey, Abstract Number 31, City of Denton, Denton County, Texas and being all of Lots 1 and 2, Block 1, North Lakes Shopping Center Addition, an addition to the City of Denton, Denton County, Texas as shown on the plat recorded in Document Number 2017-181, Plat Records, Denton County, Texas (P.R.D.C.T.) and being a tract of land as described by special warranty deed to H-E-B, L.P. as recorded in Document Number 2025-32220, Deed Records, Denton County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is 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 with a "Crosshair" (CIRF(Y)) for the northwest corner of said Lot 1, same being the southwest corner of the remainder of a tract of land as described by deed to City of Denton as recorded in Volume 647, Page 245, D.R.D.C.T. having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 7133729.47' Easting 2377951.09';

**THENCE** with the north line of the said North Lakes Shopping Center, same being the south line of the said remainder tract the following courses and distances:

South 44°47'20" East, a distance of 14.14 feet to a found 5/8-inch capped iron rod marked "1640" (CIRF(R));

South 89°47'20" East, a distance of 10.00 feet to a 5/8-inch capped iron rod marked (ILLEGIBLE) (CIRF(I));

along a curve to the right having a central angle of 13°40'43", a radius of 190.00 feet, an arc length of 45.36 feet and a chord which bears South 82°56'59" East, a distance of 45.25 feet to a CIRF(R);

South 76°03'40" East, a distance of 32.30 feet to a CIRF(R);

along a curve to the left having a central angle of 26°04'00", a radius of 200.00 feet, an arc length of 90.99 feet and chord which bears South 89°08'40" East, a distance of 90.21 to a CIRF(R);

North 77°49'15" East, a distance of 44.03 feet to a CIRF(R);

along a curve to the right having a central angle of 12°32'55", a radius of 1502.54 feet, an arc length of 329.08 feet and a chord which bears North 84°06'03" East, a distance of 328.42 feet to found 5/8-inch iron rod;

South 89°36'35" East, a distance of 42.06 feet to a found 5/8-inch iron rod;

North 64°45'00" East, a distance of 380.41 feet to a found 1/2-inch iron rod for the northeast corner of the said North Lakes Shopping Center Addition, same being the northwest corner of the aforementioned HEB tract and being in the south line of the said remainder tract;

**THENCE** with the common line between the said HEB tract and the said remainder tract the following courses and distances:

North 64°32'03" East, a distance of 27.24 feet to a found 1/2-inch iron rod, from which a found 1/2-inch capped iron rod marked "TEXAS SURVEYING" bears South 34°38'01" East, a distance of 0.47 feet;

South 87°32'02" East, a distance of 260.38 feet to a found 1/2-inch capped iron rod marked "BEASLEY 4050" for the northeast corner of the said HEB tract, same being the northwest corner of Lot 1, Block 1, P.I.A./F.T.M. Subdivision as shown on plat recorded in Cabinet F, Slide 251, P.R.D.C.T., from which a found 1/2-inch iron rod bears North 35°01'16" East, a distance of 2.27 feet;

**THENCE** South 00°46'03" West, with the common line between the said HEB tract and said Lot 1 P.I.A./F.T.M. Subdivision, a distance of 452.07 feet to a set iron rod with yellow cap marked "BHB INC" (IRS) for the easternmost southeast corner of the said HEB tract, same being the northeast corner of the remainder of a tract of land as described by deed to Goodwill Industries of Fort Worth as recorded in Volume 3030, Page 682, D.R.D.C.T.;

**THENCE** with the common line between the said HEB tract and the said Goodwill Industries remainder tract, the following courses and distances:

North 89°13'57" West, a distance 186.00 feet to an IRS;

South 00°15'56" West, a distance of 111.76 feet to a found 1/2-inch capped iron rod marked "JPH LAND SURVEYING" (CIRF(J)) for the southernmost southeast corner of the said HEB tract, same being the northeast corner of Lot 1R, Block 1, J.H. Briscoe Addition, an addition to the City of Denton, Denton County, Texas as shown on plat recorded in Document Number 2024-41, P.R.D.C.T. and being in the west line of the aforesaid Goodwill Industries remainder tract;

**THENCE** North 89°09'26" West, with the common line between said HEB tract and the said J.H. Briscoe Addition, a distance of 99.88 feet to a CIRF(J) for the southwest corner of said HEB tract, same being the northwest corner of the said J.H. Briscoe Addition and being in the east line of the aforementioned North Lakes Shopping Center Addition;

**THENCE** South 00°47'15" West, with the common line between said North Lakes Shopping Center Addition and said J.H. Briscoe Addition, a distance of 150.35 feet to a CIRF(I) for the northeast corner of Lot 4, Block 1, North Lakes Shopping Center Addition;

**THENCE** with the common line between said Lot 1 and said Lot 4 the following courses and distances:

North 89°09'39" West, a distance of 399.82 feet to found 5/8-inch capped iron rod marked "BHB INC" (CIRF);
South 00°50'19" West, a distance of 51.75 feet to a CIRF;

North 89°09'41" West, at a distance of 214.00 feet passing the northwest corner of said Lot 4, same being the northeast corner of Lot 3, Block 1, North Lakes Shopping Center Addition, and now continuing, in all, for a total distance of 527.51 feet to a CIRF for the southwest corner of Lot 1, Block 1 of the said North Lakes Shopping Center Addition, same being the northwest corner of the said Lot 3, Block 1 and being in the east line of Bonnie Brae (a variable width right-of-way), having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 7133161.95' Easting 2377955.68';

**THENCE** with the west line of the said North Lakes Shopping Center Addition and the east line of Bonnie Brae the following courses and distances:

North 02°30'55" West, a distance of 115.34 feet to a CIRF;

North 00°08'05" West, a distance of 187.75 feet to a CIRF(R);

North 00°12'40" East, a distance of 264.58 feet to the **POINT OF BEGINNING** and containing 690,127 Square feet or 15.843 acres of land more

**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 **Lot 1R, Block 1, North Lakes Shopping Center Addition** in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this_____ day of 2026.

_____ Chair, Planning & Zoning Commission

_____ City Secretary

*OWNER'S CERTIFICATE*

**NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT §**

THAT, H-E-B, LP, owner of Lots 1 & 2, Block 1, North Lakes Shopping Center Addition and a tract of land as described by deed to H-E-B, L.P. do hereby adopt this final plat designating the above described property as **LOT 1R, BLOCK 1, NORTH LAKES SHOPPING CENTER ADDITION**, an addition to the The City of Denton, Denton County, Texas and does hereby dedicate for the purposes shown to the City of Denton for public use; the streets, rights-of-way, easements and any other public areas shown on the plat, excluding such easements that were created by separate instrument or are marked private which are governed by the terms, provisions and conditions of such separate instruments.

WITNESS UNDER MY HAND THIS the _____ day of _____ 2026.

H-E-B, LP
a Texas Limited Partnership

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

**STATE OF TEXAS §**

**COUNTY OF BEXAR §**

Before me, the undersigned, a Notary Public for the State of Texas, appeared Benjamin R. Scott, known to be the person whose name is subscribed hereto.

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

_____
Notary Public

*SURVEYOR'S CERTIFICATE*

I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

**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.**

Purpose of Document: Review
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 01-23-2026

_____
John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: January 23, 2026

BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300

OWNER:
H-E-B, LP
646 S. FLORES STREET
SAN ANTONIO, TX 78204
LANCE KLEIN, PE, PH, CFM
210-938-4076
klein.lane@heb.com

FR25-0019

# FINAL REPLAT
# LOT 1R, BLOCK 1
# NORTH LAKES SHOPPING CENTER ADDITION
## BEING 15.843 ACRES SITUATED WITHIN THE ROBERT BEAUMONT SURVEY, ABSTRACT NO. 31, BEING ALL OF LOT 1 & LOT 2, BLOCK 1, NORTH LAKES SHOPPING CENTER AND A ALL OF H-E-B, LP
## CITY OF DENTON, DENTON COUNTY, TEXAS

December 2025 SHEET 4 OF 4

Drawing: E:\Survey25\065\001 HEB Denton Bonnie Brae\Dwg\NORTH-LAKES-SHOPPING-CENTER-ADDITION-FINAL-REPLAT.dwg

# 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:** February 11, 2026

**SUBJECT**

Consider a request by Double R. Devco, LLC and for a Final Plat of Hickory Grove Multifamily Addition. The 41.391-acre site is generally located just north of West University Drive (US 380) and approximately 2,800 feet west of Golden Hoof Drive, partially in the City of Denton's ETJ Division 1 and partially in the City of Denton, Denton County, Texas. (FP25-0038, Hickory Grove Multifamily Addition, Mia Hines).

**BACKGROUND**

The purpose of this Final Plat is to facilitate the development of no more than 625 multifamily residences. The property is located within the Legends Ranch Municipal Utility District (MUD), and the full development originally proposed six phases for the construction of the single-family residential lots. This proposed Final Plat is for the fourth phase of this development. Construction plans are currently under review for this phase.

The approved Preliminary Plat included a total of 1,516 single-family residential lots, one amenity center lot, one multi-family lot, 48 lots to be owned and maintained by the Hickory Grove HOA, and a variety of other lots to be utilized for park space, commercial development, and utilities Since the approval of this preliminary plat, the City and developer have amended the Development Agreement and a portion of the land intended for multifamily residences has been annexed into the City of Denton to allow the City to levy taxes on a portion of the anticipated development. Accordingly, the proposed Final Plat is intended to establish one lot within the City limits and one lot within the City's ETJ. Both lots are still intended for multifamily development.

| | |
|---|---|
| Date Application Filed: | December 16, 2025 |
| Planning & Zoning Commission Meeting: | January 14, 2026 |
| Days in Review: | 29 Days |
| Extension Granted: | January 14, 2026 |
| Resubmitted: | January 26, 2026 |
| Planning & Zoning Commission Meeting: | February 11, 2026 |
| Days in Review: | 28 Days |

**OPTIONS**

1. Approve as submitted
2. Deny with reasons

**RECOMMENDATION**

Staff recommends approval of this Final Plat as it meets 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 |
|---|---|---|---|
| 1974 | City Council | Annexation | Approved |
| June 28, 2022 | City Council | Legends Ranch MUD consent and development agreement | Approved |
| August 10, 2022 | Planning & Zoning Commission | Legends Ranch Preliminary Plat (PP22-0017) | Extension approved |
| October 26, 2022 | Planning & Zoning Commission | Legends Ranch Preliminary Plat (PP22-0017) | Approved |
| August 23, 2024 | City Council | Amended Hickory Grove MUD Development Agreement | Approved |
| October 14, 2025 | City Council | Municipal Services Agreement | Approved |
| October 14, 2025 | City Council | Public Hearing for Annexation | Public hearing held; no further action occurred |
| October 14, 2025 | City Council | First Reading of the Annexation Ordinance | First reading held; no further action occurred |
| November 18, 2025 | City Council | Second Reading of the Annexation Ordinance | Second reading held; Annexation Ordinance approved |
| December 17, 2025 | Planning and Zoning Commission | Comprehensive Plan Amendment Request | Recommended Approval |
| December 17, 2025 | Planning and Zoning Commission | Rezoning Request | Recommended Approval |
| January 13, 2026 | City Council | Comprehensive Plan Amendment Request | Approved |
| January 13, 2026 | City Council | Rezoning Request | Approved |
| January 14, 2026 | Planning and Zoning Commission | Final Plat | Extension Approved |
| February 3, 2026 | City Council | Rezoning Request | Approved |

**PUBLIC OUTREACH**

No public outreach is required for final plats.

**DEVELOPER ENGAGEMENT DISCLOSURES**

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

**EXHIBITS**

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

Respectfully submitted:
Hayley Zagurski, AICP

Planning Director

Prepared by:
Mia Hines, AICP
Senior Planner

# Planning Staff Analysis
## FP25-0038a / Hickory Grove Multifamily
## Planning & Zoning Commission

**REQUEST:**
Final plat for an approximately 41.391-acre site

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

**RECOMMENDATION:**
Staff recommends approval of this Final Plat as it meets 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.**<br>**Findings:**<br>The Final Plat meets all review criteria, as detailed in the following items as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B. | ☒ | ☐ | ☐ |
| **b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.**<br>**Findings:**<br>The Final Plat does meets the review criteria of DDC Section 2.6.4D as described herein. | ☒ | ☐ | ☐ |
| **c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.**<br>**Findings:**<br>There is no conflict. | ☐ | ☐ | ☒ |
| **2. Prior Approvals** | | | |
| **a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.** | ☒ | ☐ | ☐ |

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **Findings:**<br>The Final Plat is consistent with the Preliminary Plat. Since the approval of the Preliminary Plat, there have been minor amendments to the phasing plan, an amendment to the Development Agreement, and a subsequent annexation of the proposed Lot 2, Block A. The proposed Final Plat is consistent with these prior approvals | | | |
| **3. Consistent with Comprehensive Plan and Other Applicable Plans**<br>**The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.**<br>**Findings:**<br>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. | ☐ | ☐ | ☒ |
| **a. The decision-making authority shall weigh competing plan goals, policies, and strategies**<br>**Findings:**<br>There are no competing plan goals, policies, and strategies for this site. | ☐ | ☐ | ☒ |
| **b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan.**<br>**Findings:**<br>The overall goals of the Comprehensive Plan are met with the proposed Final Plat. | ☐ | ☐ | ☒ |
| **Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)** | **Compliance** | | |
| **4. Compliance with this DDC** | | | |
| **a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.**<br>**Findings:**<br>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 requirements. | ☒ | ☐ | ☐ |

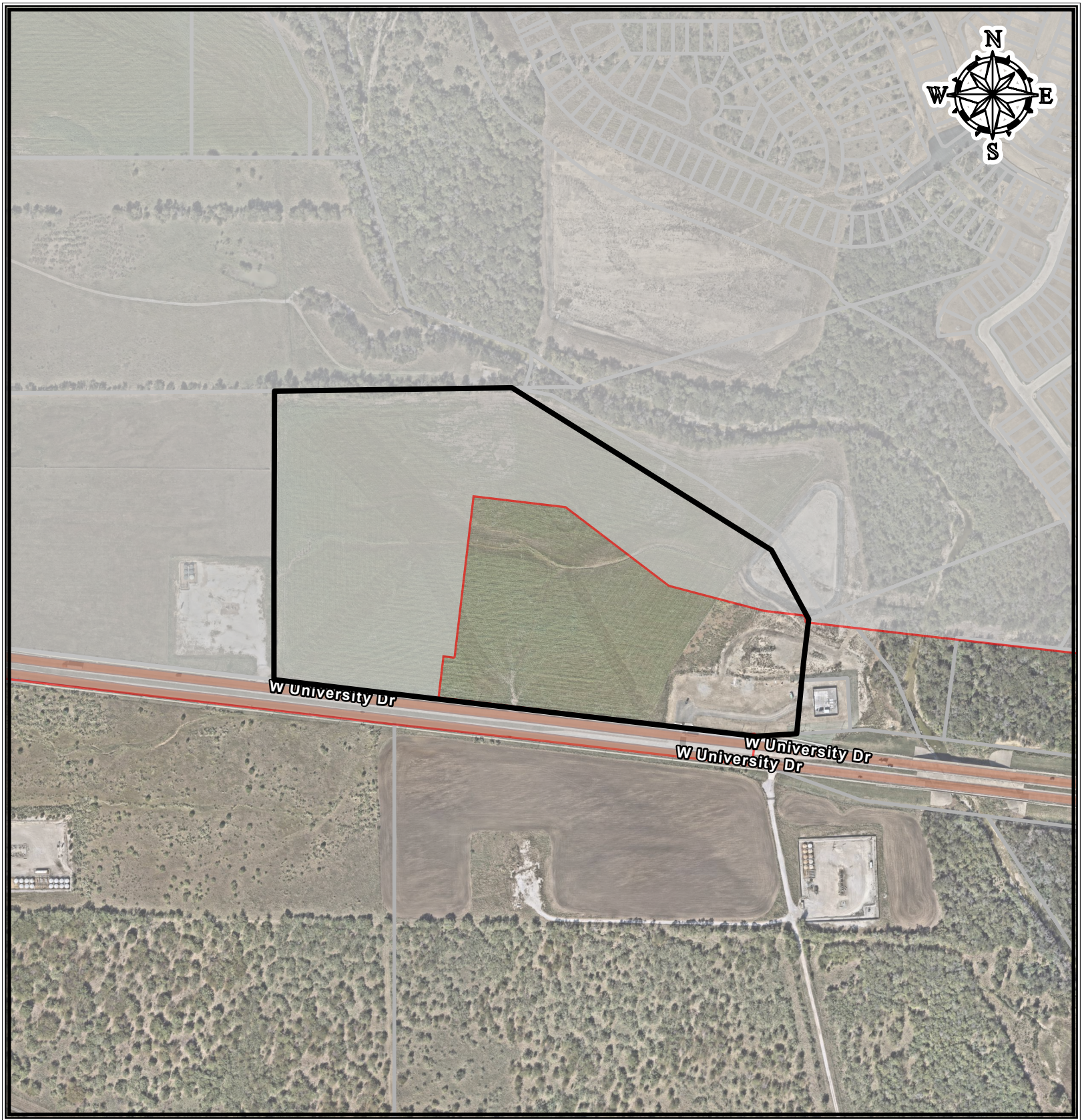
| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **b. Compliance with these standards is applied at the level of detail required for the subject submittal.**<br>**Findings:**<br>The Final Plat was submitted at an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

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

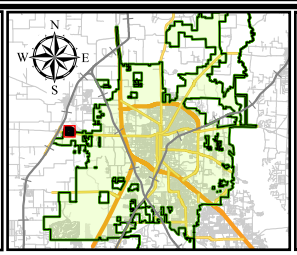
| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| | | | |
| **13. Rational Phasing Plan** | | | |
| **a. If the application involves phases, each phase of the proposed development shall contain all of the required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

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

# FP25-0038
# Aerial Site Location



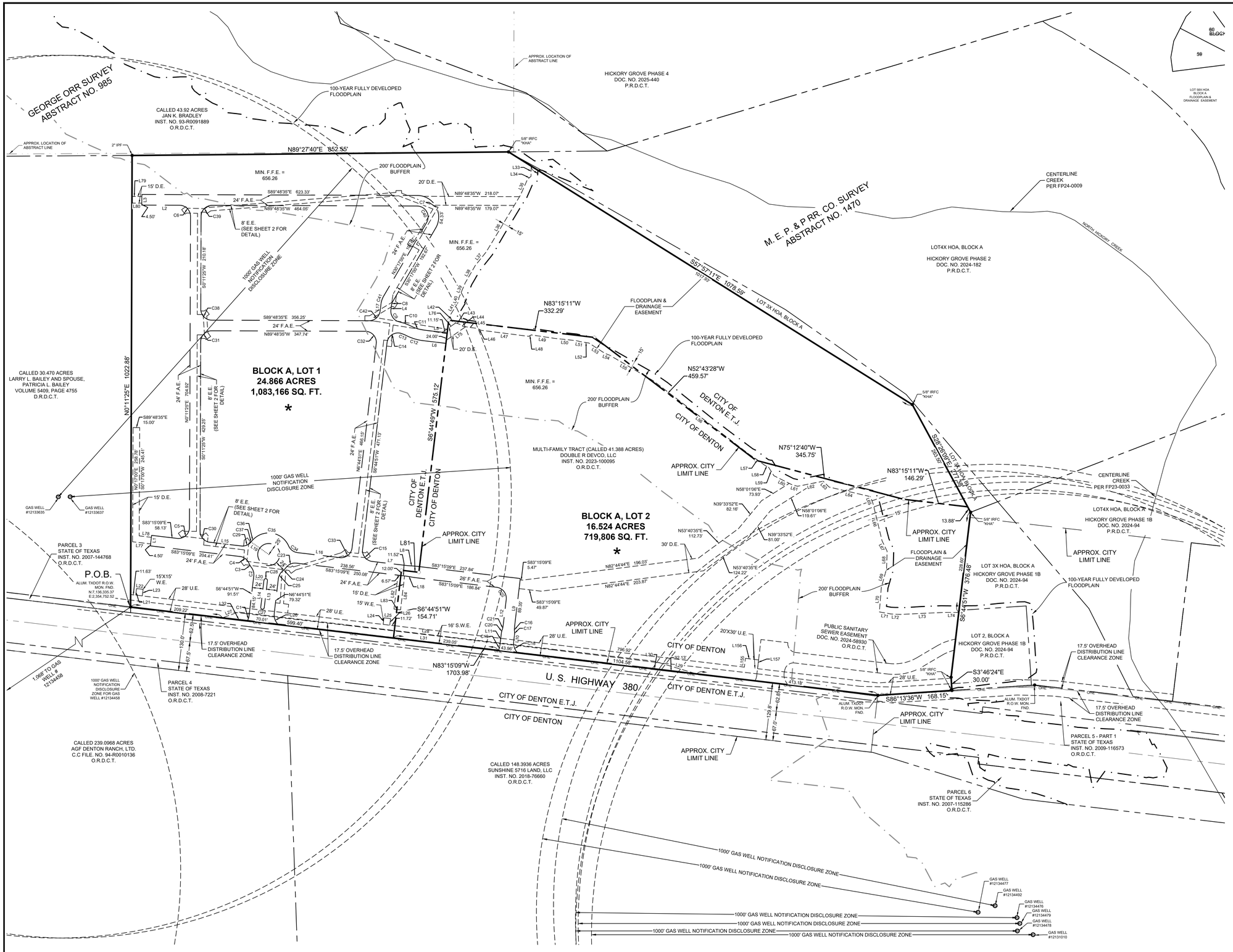

COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 137.5 275 550 Feet

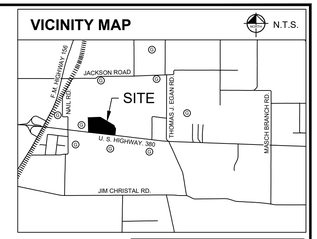
CITY OF DENTON
Development Services · GIS
Date: 1/7/2026

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




## VICINITY MAP

N.T.S.




NORTH

GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 24X36

**SEE SHEET 3 FOR GENERAL NOTES**

**SEE SHEET 2 FOR LINE & CURVE TABLE AND DETAILS**

## LINE TYPE LEGEND

| | |
|---|---|
| | BOUNDARY LINE |
| | ADJACENT PROPERTY LINE |
| | EASEMENT LINE |
| | CENTERLINE OF ROAD |
| OHE | OVERHEAD UTILITY LINE |
| | CENTERLINE OF CREEK |
| | ABSTRACT LINE |
| | LOT LINE |
| | FLOODPLAIN LINE |
| | FLOODPLAIN BUFFER LINE |

## LEGEND

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

FINAL PLAT

# HICKORY GROVE MULTIFAMILY ADDITION

BLOCK A, LOTS 1 & 2

2 MULTIFAMILY LOTS

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

OUT OF THE
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1470
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP25-0038
JANUARY 2026


Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

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


| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| 1" = 100' | JCC | KHA | JAN. 2026 | 068517166 | 1 OF 3 |

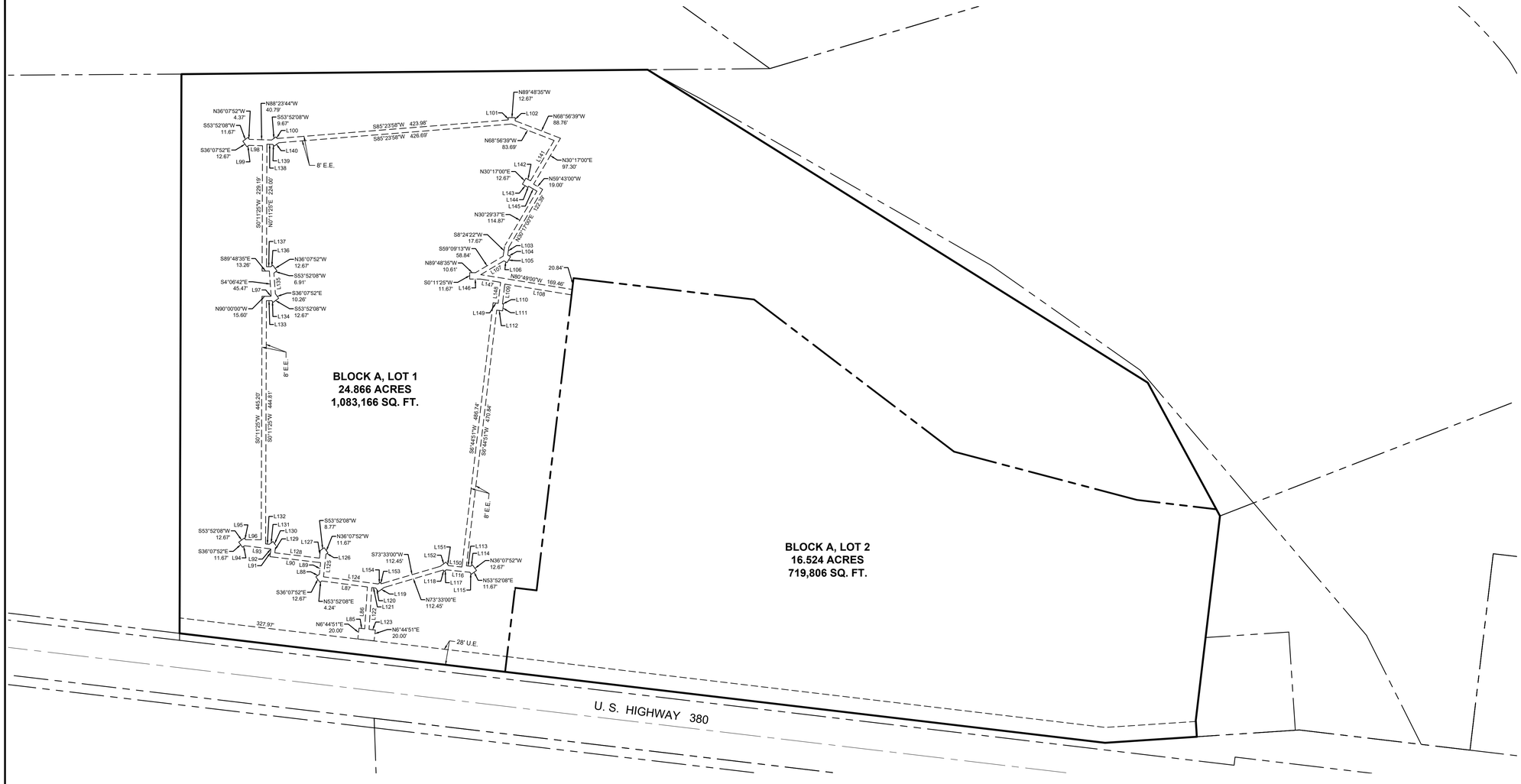
**OWNER:**
Double R. Devco, LLC
1501 Alta Drive, Fort Worth,
Texas 76107

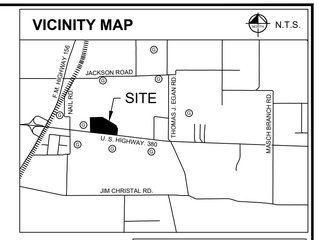
**APPLICANT:**
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (469) 576-1056
Contact: JT Hale, P.E.

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

DWG NAME: K:\FRI_SURVEY\068517\89-LEGENDS RANCH\MF - DENTON\DWG\068517189 HICKORY GROVE MF PHASE 1 FP.DWG PLOTTED BY:CRABLE, JEFF 1/26/2026 8:03 AM LAST SAVED 1/23/2026 11:02 AM

# ELECTRIC EASEMENT DETAIL







GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 24X36

**SEE SHEET 3 FOR GENERAL NOTES**

## LINE TYPE LEGEND

| | |
|---|---|
| | BOUNDARY LINE |
| | ADJACENT PROPERTY LINE |
| | EASEMENT LINE |
| | CENTERLINE OF ROAD |
| OHE | OVERHEAD UTILITY LINE |
| | CENTERLINE OF CREEK |
| | ABSTRACT LINE |
| | LOT LINE |
| | FLOODPLAIN LINE |
| | FLOODPLAIN BUFFER LINE |

## LEGEND

| | |
|---|---|
| IRSC | 5/8" IRON ROD W/ "KHA" CAP SET |
| IRFC | IRON ROD WITH CAP FOUND |
| IRF | IRON ROD FOUND |
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| V.E. | VISIBILITY EASEMENT |
| | GUY ANCHOR |
| | UTILITY POLE |
| | PROPERTY CORNER SYMBOL |
| R.O.W. | RIGHT-OF-WAY |
| F.A.E. | FIRE LANE & ACCESS EASEMENT |
| ALUM. | ALUMINUM |
| MON. | MONUMENT |
| FND. | FOUND |
| E.E. | ELECTRIC EASEMENT |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L1 | N06°44'51"E | 24.00' |
| L2 | N89°48'35"W | 85.28' |
| L3 | N00°11'25"E | 24.00' |
| L4 | S06°44'51"W | 9.60' |
| L5 | S83°15'09"E | 52.25' |
| L6 | N83°15'09"W | 52.25' |
| L7 | S83°15'09"E | 79.60' |
| L8 | S86°06'54"E | 20.02' |
| L9 | S06°44'51"W | 112.35' |
| L10 | S06°44'51"W | 16.25' |
| L11 | S06°44'51"W | 28.49' |
| L12 | S06°44'51"W | 61.35' |
| L13 | N06°44'51"E | 61.70' |
| L14 | S06°44'51"W | 61.70' |
| L15 | S83°15'09"E | 71.74' |
| L16 | S83°15'09"E | 96.42' |
| L17 | N06°44'51"E | 14.93' |
| L18 | S80°23'24"E | 20.02' |
| L19 | N54°45'54"W | 49.10' |
| L20 | N83°15'09"W | 24.00' |
| L21 | S06°44'51"W | 15.00' |
| L22 | N83°15'09"W | 15.00' |
| L23 | N06°44'51"E | 15.00' |
| L24 | S06°44'51"W | 15.00' |
| L25 | N83°15'09"W | 15.00' |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L26 | N06°44'51"E | 15.00' |
| L27 | N70°10'41"E | 38.55' |
| L28 | S83°15'18"E | 949.07' |
| L29 | S73°15'04"E | 99.53' |
| L30 | N73°15'05"W | 7.40' |
| L31 | N83°15'18"W | 943.90' |
| L32 | S70°10'41"W | 2.78' |
| L33 | S01°32'19"W | 23.12' |
| L34 | S49°44'05"W | 10.21' |
| L35 | S24°09'28"W | 39.87' |
| L36 | S31°04'22"W | 149.33' |
| L37 | S38°42'22"W | 40.17' |
| L38 | S30°00'25"W | 45.63' |
| L39 | S22°59'51"W | 35.41' |
| L40 | S12°48'51"W | 12.69' |
| L41 | S31°34'56"W | 34.72' |
| L42 | S26°02'40"E | 15.13' |
| L43 | S71°49'31"E | 21.99' |
| L44 | S31°05'19"E | 3.65' |
| L45 | S81°50'58"E | 34.41' |
| L46 | S60°20'25"E | 7.92' |
| L47 | S82°43'46"E | 109.16' |
| L48 | N61°04'39"E | 6.73' |
| L49 | S81°32'45"E | 52.87' |
| L50 | S83°59'20"E | 48.74' |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L51 | S77°35'25"E | 17.05' |
| L52 | S81°51'08"E | 13.44' |
| L53 | S57°01'31"E | 43.39' |
| L54 | S69°29'45"E | 10.96' |
| L55 | S59°39'33"E | 113.79' |
| L56 | S52°31'18"E | 274.92' |
| L57 | S54°54'29"E | 44.29' |
| L58 | S71°06'16"E | 6.95' |
| L59 | S32°06'19"E | 24.43' |
| L60 | S63°34'21"E | 46.35' |
| L61 | S74°47'17"E | 12.34' |
| L62 | N78°51'55"E | 59.23' |
| L63 | S45°27'34"E | 18.75' |
| L64 | S76°56'03"E | 96.25' |
| L65 | S19°48'21"E | 17.95' |
| L66 | S13°36'26"E | 85.52' |
| L67 | S25°47'31"E | 26.18' |
| L68 | S01°45'44"W | 40.18' |
| L69 | S15°49'08"W | 43.19' |
| L70 | S04°35'54"W | 56.05' |
| L71 | S79°53'25"E | 26.17' |
| L72 | S87°11'00"E | 21.52' |
| L73 | N87°22'16"E | 99.56' |
| L74 | S89°51'43"E | 33.05' |
| L75 | S55°08'22"W | 53.28' |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L76 | N55°08'22"E | 36.92' |
| L77 | N83°15'09"W | 41.28' |
| L78 | S83°15'09"E | 27.88' |
| L79 | N89°48'35"W | 22.43' |
| L80 | N89°48'35"W | 22.43' |
| L81 | S83°15'09"E | 39.62' |
| L82 | S06°44'51"W | 77.33' |
| L83 | S83°15'09"E | 15.00' |
| L84 | N06°44'51"E | 77.33' |
| L85 | N83°15'09"W | 10.37' |
| L86 | S03°45'14"W | 76.68' |
| L87 | S82°33'23"E | 84.10' |
| L88 | S53°52'08"W | 8.02' |
| L89 | S06°09'13"W | 21.25' |
| L90 | S83°15'09"E | 93.24' |
| L91 | S06°09'13"W | 13.47' |
| L92 | S36°07'52"E | 1.07' |
| L93 | S83°05'38"E | 47.62' |
| L94 | S01°45'44"W | 40.18' |
| L95 | N90°00'00"W | 28.66' |
| L96 | N90°00'00"W | 3.60' |
| L97 | S53°52'08"W | 1.33' |
| L98 | S88°23'44"E | 25.02' |
| L99 | N53°52'08"E | 4.42' |
| L100 | N36°07'52"W | 3.60' |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L101 | S00°11'25"W | 4.19' |
| L102 | N00°11'25"E | 5.80' |
| L103 | S08°24'22"W | 14.15' |
| L104 | S59°43'00"E | 5.90' |
| L105 | N30°17'00"E | 12.67' |
| L106 | S59°43'00"E | 6.60' |
| L107 | N59°09'13"E | 49.39' |
| L108 | S80°49'00"E | 123.64' |
| L109 | N06°44'51"E | 36.40' |
| L110 | N83°15'09"W | 1.83' |
| L111 | N06°44'51"E | 12.67' |
| L112 | S83°15'09"E | 11.01' |
| L113 | N83°15'09"W | 7.60' |
| L114 | S53°52'08"W | 4.26' |
| L115 | S36°07'52"E | 4.55' |
| L116 | S84°08'55"E | 43.45' |
| L117 | N53°52'08"E | 4.80' |
| L118 | S36°07'52"E | 3.02' |
| L119 | N53°52'08"E | 13.11' |
| L120 | S36°07'52"E | 8.18' |
| L121 | S82°33'23"E | 7.34' |
| L122 | N03°45'14"E | 76.58' |
| L123 | N83°15'09"W | 11.62' |
| L124 | N82°33'23"W | 100.70' |
| L125 | N06°09'13"E | 41.42' |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L126 | N53°52'08"E | 4.57' |
| L127 | N06°09'13"E | 13.97' |
| L128 | S06°09'13"W | 9.83' |
| L129 | S36°07'52"E | 8.63' |
| L130 | N53°52'08"E | 8.59' |
| L132 | S83°05'38"E | 6.67' |
| L133 | N90°00'00"W | 10.01' |
| L134 | N36°07'52"W | 3.80' |
| L135 | S04°06'42"E | 37.90' |
| L136 | S53°52'08"W | 4.52' |
| L137 | N89°48'35"W | 7.98' |
| L138 | N88°23'44"W | 10.90' |
| L139 | N36°07'52"W | 3.87' |
| L140 | S53°52'08"W | 10.53' |
| L141 | N30°17'00"E | 85.57' |
| L142 | S59°43'00"E | 9.73' |
| L143 | N59°43'00"W | 11.67' |
| L144 | S30°17'00"W | 2.33' |
| L145 | N59°43'00"W | 17.68' |
| L146 | S89°48'35"E | 19.95' |
| L147 | S80°49'00"E | 37.08' |
| L148 | S06°44'51"W | 38.74' |
| L149 | N83°15'09"W | 9.18' |
| L150 | N84°08'55"W | 24.49' |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L151 | N36°07'52"W | 7.99' |
| L152 | S53°52'08"W | 13.11' |
| L153 | N36°07'52"W | 3.02' |
| L154 | S53°52'08"W | 4.74' |
| L155 | N06°44'51"E | 20.00' |
| L156 | S83°15'09"E | 30.00' |
| L157 | S06°44'51"W | 20.00' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 22°37'20" | 30.03' | 11.86' | N18°07'30"E | 11.78' |
| C2 | 42°49'19" | 25.80' | 19.28' | N15°22'52"W | 18.83' |
| C3 | 14°15'25" | 49.00' | 12.19' | S30°22'52"E | 12.16' |
| C4 | 60°00'00" | 25.00' | 26.18' | N53°15'09"W | 25.00' |
| C5 | 96°33'26" | 25.00' | 42.13' | N48°28'08"E | 37.32' |
| C6 | 90°00'00" | 25.00' | 39.27' | N44°48'35"W | 35.36' |
| C7 | 120°05'35" | 49.00' | 102.70' | N29°45'48"W | 84.91' |
| C8 | 23°32'09" | 25.00' | 10.27' | S18°30'55"W | 10.20' |
| C9 | 84°13'42" | 25.00' | 36.75' | S35°22'00"E | 33.53' |
| C10 | 14°28'53" | 112.00' | 28.31' | N70°14'24"W | 28.23' |
| C11 | 20°15'11" | 88.00' | 31.11' | S73°07'33"E | 30.94' |
| C12 | 20°15'11" | 112.00' | 39.59' | S73°07'33"E | 39.38' |
| C13 | 7°37'15" | 88.00' | 11.70' | N66°48'36"W | 11.70' |
| C14 | 102°37'56" | 25.00' | 44.78' | S58°03'49"W | 39.03' |
| C15 | 90°00'00" | 25.00' | 39.27' | S38°15'09"E | 35.36' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C16 | 14°50'06" | 30.00' | 7.77' | S00°40'12"E | 7.75' |
| C17 | 14°50'06" | 30.00' | 7.77' | N00°40'12"W | 7.75' |
| C18 | 52°03'43" | 30.14' | 27.39' | S19°23'37"E | 26.45' |
| C19 | 22°27'47" | 30.13' | 11.81' | N18°04'49"E | 11.74' |
| C20 | 14°50'06" | 30.00' | 7.77' | S14°09'54"W | 7.75' |
| C21 | 14°50'06" | 30.00' | 7.77' | N14°09'54"E | 7.75' |
| C22 | 90°00'00" | 25.00' | 39.27' | N38°15'09"W | 35.36' |
| C23 | 60°00'00" | 25.00' | 26.18' | S66°44'51"W | 25.00' |
| C24 | 18°32'06" | 49.00' | 15.85' | N46°00'54"E | 15.78' |
| C25 | 28°29'33" | 31.64' | 15.73' | S23°20'10"W | 15.57' |
| C26 | 52°16'28" | 30.03' | 27.40' | S19°27'21"E | 26.46' |
| C27 | 180°00'00" | 4.00' | 12.57' | S83°15'09"E | 8.00' |
| C28 | 180°00'00" | 4.00' | 12.57' | N83°15'09"W | 8.00' |
| C29 | 57°05'32" | 25.00' | 24.91' | N68°12'05"E | 23.89' |
| C30 | 83°26'34" | 25.00' | 36.41' | S41°31'52"E | 33.28' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C31 | 90°00'00" | 25.00' | 39.27' | S45°11'25"W | 35.36' |
| C32 | 96°33'26" | 25.00' | 42.13' | N41°31'52"W | 37.32' |
| C33 | 90°00'00" | 25.00' | 39.27' | N51°44'51"E | 35.36' |
| C34 | 57°05'32" | 25.00' | 24.91' | S54°42'23"E | 23.89' |
| C35 | 94°50'09" | 49.00' | 81.10' | N83°15'09"W | 72.16' |
| C36 | 12°22'51" | 53.96' | 11.66' | S42°58'49"W | 11.64' |
| C37 | 7°40'10" | 3.00' | 0.40' | N35°49'14"E | 0.40' |
| C38 | 90°00'00" | 25.00' | 39.27' | S44°48'35"E | 35.36' |
| C39 | 90°00'00" | 25.00' | 39.27' | S45°11'25"W | 35.36' |
| C40 | 120°05'35" | 25.00' | 52.40' | N29°45'48"W | 43.32' |
| C41 | 23°32'09" | 49.00' | 20.13' | S18°30'55"W | 19.99' |
| C42 | 83°26'34" | 25.00' | 36.41' | N48°28'08"E | 33.28' |

FINAL PLAT

# HICKORY GROVE MULTIFAMILY ADDITION

BLOCK A, LOTS 1 & 2

2 MULTIFAMILY LOTS

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

OUT OF THE
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1470
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP25-0038
JANUARY 2026


Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

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


| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| 1" = 100' | JCC | KHA | JAN. 2026 | 068517166 | 2 OF 3 |

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

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

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


DWG NAME: K:\FRI_SURVEY\093451869-LEGEND\3 RANCH\MF - DENTON\DWG\068517189 HICKORY GROVE MF PHASE 1 FP.DWG PLOTTED BY:CRABLE, JEFF 1/26/2026 8:03 AM LAST SAVED 1/23/2026 11:02 AM

**OWNERS' CERTIFICATE**

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

**WHEREAS DOUBLE R. DEVCO, LLC**, is the sole owner of a tract of land situated in the M. E. P. & P. RR. Co. Survey, Abstract No. 1470, City of Denton E.T.J., Denton County, Texas, and being all of a called 41.388 acre tract of land described as Multi-Family Tract in a deed to Double R Devco, LLC, recorded in Instrument No. 2023-100095 of the Official Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at an aluminum TxDot right-of-way monument found on the northerly right-of-way line of U.S. Highway 380, a variable width right-of-way, for the southwest corner of said 41.388 acre tract, common to the southeast corner of a called 30.470 acre tract of land described in a deed to Larry L. Bailey and spouse, Patricia L. Bailey, recorded in Volume 5409, Page 4755 of the Deed Records of Denton County, Texas;

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

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

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

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

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

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

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

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

**OWNER'S DEDICATION**

**STATE OF TEXAS §**

**COUNTY OF DENTON §**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

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

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

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

**By:** _____
Signature

Name: _____

Title: _____

**STATE OF TEXAS §**

**COUNTY OF _____ §**

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

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

_____
Notary Public, State of Texas

My Commission Expires: _____

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

**STATE OF TEXAS §**

**COUNTY OF COLLIN §**

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

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

_____
Notary Public, State of Texas

My Commission Expires: _____

**PLANNING AND ZONING COMMISSION APPROVAL**

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

_____
**CHAIRPERSON, PLANNING AND ZONING COMMISSION**

_____
**CITY SECRETARY**

GENERAL NOTES:

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

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

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

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

11. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
12. Encroachment of private improvements into public easements shall not be permitted.
13. Within the City limits of the City of Denton, a Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4. must be met prior to the release of any permits.
14. Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where non-residential construction will not front or side. Commercial building developers shall construct sidewalks along streets on which non- residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.
15. Wastewater utility service will be provided by the City of Denton.
16. Master Note N/A
17. Master Note N/A
18. Water utility service will be provided by the City of Denton.
19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
20. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0355G, for Denton County, Texas and incorporated areas, dated April 18, 2011, as revised by LOMR Case No. 13-06-3803P, effective date July 28, 2014 this property is located within:

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

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

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

21. Vertical datum used for the minimum finished floor elevations is NAVD 88 and is the same as the datum used to establish 100-year base flood elevations.
22. Master Note N/A
23. Lots within 200' of FEMA floodplain require minimum finish floor elevations as shown on plat.
24. Master Note N/A
25. This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors, and the HOA. The Floodplain & Drainage Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Floodplain and Drainage Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Floodplain & Drainage Easement, as herein above defined, unless approved by the City. The owners and/or HOA shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners and/or HOA written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners and/or HOA for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Floodplain & Drainage Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
26. This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
27. As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.
28. Master Note N/A
29. Master Note N/A
30. Master Note N/A
31. Master Note N/A
32. 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. Master Note N/A
35. Master Note N/A
36. Master Note N/A
37. Master Note N/A
38. Master Note N/A
39. Master Note N/A
40. Master Note N/A
41. Master Note N/A
42. Master Note N/A
43. Master Note N/A
44. All number omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
45. Property may not be subdivided or made part of the public water system before reconstructing water and sanitary sewer lines in compliance with applicable law, including - but not limited to - the Texas Administrative Code (TAC) Title 30 Part 1 Chapter 217 Design Criteria for Domestic Wastewater Systems and 290 Public Drinking Water, the City of Denton's Code of Ordinances, and any amendments or additions thereto.
46. void
47. Floodplain Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Floodplain Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Floodplain Easement, as herein above defined, unless approved by the City.The owners shall keep the Floodplain Easement clear and free of debris, silt,and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above described Floodplain Easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Floodplain Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages to any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
48. The City and County, including their agents and employees, have the right of immediate access to the Common Areas at all times, if necessary, for the welfare or protection of the public, to enforce City/County ordinances, or to improve the appearance of or to preserve public property, public easements, or public rights of way. If the Association fails to maintain the Common Areas to a standard acceptable to the County or City, the County or City may give the Association a written demand for maintenance. If the Association fails or refuses to perform the maintenance within a reasonable period of time after receiving the County's/City's written demand (at least 90 days), the County or City may maintain the Common Areas at the expense of the Association after giving written notice of its intent to do so to the Association. The County or City may give its notices and demands to any officer, director, or agent of the Association, or alternatively, to each owner of a Lot as shown on the County's tax rolls. To fund the County's or City's cost of maintaining the Common Areas, the County or City may levy assessments against the lots and owners in the same manner as if the Association levied a special assessment. The rights of the County or City under this Section are in addition to other rights and remedies provided by law.
49. All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted

FINAL PLAT

# HICKORY GROVE MULTIFAMILY ADDITION

BLOCK A, LOTS 1 & 2

2 MULTIFAMILY LOTS

41.391 ACRES (1,802,972 SQ. FT.)
OUT OF THE
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1470
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP25-0038
JANUARY 2026

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

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| N/A | JCC | KHA | JAN. 2026 | 068517166 | 3 OF 3 |

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

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

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

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

DWG NAME: K:\FRI_SURVEY\068517166\9-LEGEND\9 RANCH MF - DENTON\DWG\068517166 HICKORY GROVE MF PHASE 1 FP.DWG PLOTTED BY:CRAIG.E.JEFF 1/26/2026 8:03 AM LAST SAVED 1/23/2026 11:02 AM

# TEXAS SECRETARY of STATE
# JANE NELSON

## BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

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

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

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

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

Order | Return to Search

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Instructions:

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

# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassandra Ogden

**DATE:** February 11, 2026

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

**BACKGROUND**
The Planning and Zoning Commission elects a chairperson and vice-chairperson from its members annually.

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." As such, the present chairperson and vice-chairperson will vacate their roles at that time, and the newly elected chairperson and vice-chairperson will continue the Planning and Zoning Commission meeting.

**EXHIBITS**
1. Agenda Information Sheet

Respectfully submitted:
Angie Manglaris, AICP
Assistant Planning Director

Prepared by:
Cathy Welborn
Administrative Assistant III

# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 11, 2026

**SUBJECT**

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

**BACKGROUND**

The request is for approval of a Site Plan (also known as a Zoning Compliance Plan) for an indoor/outdoor recreation facility on Lot 1, Block F of Rayzor Ranch East. The applicant proposes a 26,600 square foot indoor health and fitness facility with an approximately 1,600 square-foot outdoor activity area, associated parking and landscaping and public restroom facilities intended for use by those who visit the park located just south of subject property. The property is located within the Rayzor Ranch Overlay District (RROD), more specifically in the South Commercial District (SCD) subarea of the overlay zoning district. Within the overlay, both indoor and outdoor recreation facilities are permitted within this subarea. The development of the site is subject to the development standards of Section 4.8 of the Denton Development Code (DDC), recently adopted as Appendix A to the DDC.

Although site plans are typically reviewed and approved administratively in the City of Denton, the RROD requires site plan approval by the Planning and Zoning Commission pursuant to Subsection 4.8.2 of the DDC. The applicant has provided a site plan, landscape plan, and building elevations in compliance with the applicable architectural and landscape standards of Exhibits C-1 and D-1 of the RROD (provided as Exhibit 7 and 8, respectively). A full staff analysis of the submittal is provided in Exhibit 2.

**OPTIONS**

1. Approve
2. Approve With Conditions
3. Deny
4. Postpone Item

**RECOMMENDATION**

Staff recommends approval of this request as it meets the established requirements of the RROD outlined in DDC Subsection 4.8.2.F.

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

| Date | Council, Board, Commission | Request | Action |
|---|---|---|---|
| May 9, 2007 | Planning and Zoning Commission | Establish Zoning and Development Standards for RROD South Campus Subarea 2 | Recommended Approval |
| May 15, 2007 | City Council | Establish Zoning and Development Standards for RROD South Campus Subarea 2 | Approved (Ordinance 2007-110) |
| June 9, 2010 | Planning and Zoning Commission | Amend Development Standards for RROD | Recommended Approval |
| June 15, 2010 | City Council | Amend Development Standards for RROD | Approved (Ordinance 2010-158) |
| January 13, 2016 | Planning and Zoning Commission | Amend Procedural and Development Standards for RROD | Recommended Approval |
| January 26, 2016 | City Council | Amend Procedural and Development Standards for RROD | Approved (Ordinance 2016-017) |
| July 25, 2018 | Planning and Zoning Commission | Preliminary Plat – Rayzor Ranch East | Approved |
| January 23, 2019 | Planning and Zoning Commission | Final Play Rayzor Ranch East | Approved (FP18-0025) |
| January 6, 2021 | Planning and Zoning Commission | Consolidate RROD Standards and add to DDC Subsection 4.8 | Recommended Approval |
| July 16, 2024 | City Council | Consolidate RROD Standards and add to DDC Subsection 4.8 | Approved (Ordinance DCA24-0004) |

**PUBLIC OUTREACH**

No public outreach is required for a Site Plan.

**DEVELOPER ENGAGEMENT**

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

**EXHIBITS**

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Proposed Site Plan
5. Proposed Landscape & Open Space Plan
6. Proposed Conceptual Building Elevations
7. RROD Exhibit C-1
8. RROD Exhibit D-1
9. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Mia Hines, AICP
Senior Planner

# Planning Staff Analysis
# ZCP25-0038 / Crunch Fitness
# City Council District #3

**REQUEST:**
Approval of a Site Plan for an indoor/outdoor recreation facility within the Rayzor Ranch Overlay District, South Campus – South Commercial District (SCD), located on Lot 1, Block F of Rayzor Ranch East.

**APPLICANT:**
Cross Engineering Consultants on behalf of Food Street Denton, LLC.

**BACKGROUND:**
The request is for approval of a Site Plan (also known as a Zoning Compliance Plan) for an indoor/outdoor recreation facility on an approximately 3.872-acre property platted as Lot 1, Block F of Rayzor Ranch East. The applicant proposes one 26,600 square foot indoor health and fitness facility with an approximately 1,600 square-foot outdoor activity area, associated parking and landscaping and public restroom facilities intended for use by those who visit the park located just south of subject property. Per the Denton Development Code (DDC), an indoor recreation facility is a commercial recreational use conducted entirely within a building, including arcade, arena, art gallery and studio, art center, assembly hall, athletic and health clubs, auditorium, bowling alley, community center, conference center, exhibit hall, gymnasium, library, movie theater, museum, performance theater, pool or billiard hall, skating rink, swimming pool, and tennis court. Additionally, the outdoor recreation facility category includes uses that provide recreation entertainment activities mostly outdoors or partially within a building, including golf courses, outdoor swimming pools, tennis courts, basketball courts, amphitheater, outdoor arena, and outdoor theater. These activities are permitted within the South Campus – South Commercial District (SCD) subarea of the RROD.

Since the initial version of the RROD was first adopted in 2007, all parts of the overlay were based upon zoning districts and standards from the 2002 DDC. On July 16, 2024, the City Council voted to consolidate the Ordinances and codify the applicable development regulations of the RROD as DDC Section 4.8, which is what has been applied to the review of this development.

**STAFF RECOMMENDATION:**
Staff recommends approval of this request as it meets the established requirements of the RROD outlined in DDC Subsection 4.8.2.F.

**SITE DATA:**
The subject site is an undeveloped property, consisting of approximately 3.927 acres platted as Lot 1, Block F of Rayzor Ranch East and generally located between Heritage Trail and Eastpark Boulevard, approximately 400 feet south of West University Drive (US 380). The proposed development includes two points of access: one full access driveway onto Heritage Trail, an approximately 105-foot-wide Secondary Arterial street and one full access driveway onto Eastpark Boulevard, a 55-foot-wide local street.

The Site Plan, Landscape Plan, and Conceptual Building Elevations (Exhibits 4-6, respectively) reflect the following site details:

1. The proposed indoor/outdoor recreation facility development and associated parking are consistent with Rayzor Ranch Overlay District Development Standards as outlined in Section 4.8 of the DDC.

2. While the lot area is approximately 3.872 acres, the total Development Impact Area for the development encompasses approximately 183,430 square feet (approximately 4.21 acres) of land and proposes one 26,600 square foot indoor health and fitness club, approximately 1,600 square feet of outdoor space designated for health and fitness activities, an approximately 800 square foot public restroom facility, associated parking, open spaces, and landscaping.

3. The proposed development requires 29 vehicular parking spaces consistent with the minimum parking ratio of 1 space per 1,000 square feet; however, 241 spaces are proposed to be provided on site. While not required, the proposed development includes 12 bicycle parking spaces on the site.

4. The landscaping standards require a minimum of 22% tree canopy coverage and 24% landscape coverage. This development proposes 70% tree canopy coverage and 25% landscape coverage on the subject property.

5. The building proposes to have a similar level of architectural detailing on all sides of the buildings and is consistent with the development standards of the RROD.

**SURROUNDING ZONING AND LAND USES:**

| | | |
|---|---|---|
| **Northwest**: Heritage Trail<br>Zoning: RROD – SCD<br>Use: retail, restaurant | **North:** Eastpark Boulevard<br>Zoning: RROD – SCD<br>Use: retail, restaurant | **Northeast:** Eastpark Boulevard<br>Zoning: RROD – SCD<br>Use: retail, restaurant |
| **West**: Heritage Trail<br>Zoning: RROD – SCD<br>Use: retail, restaurant | **SUBJECT AREA** | **East:** Eastpark Boulevard<br>Zoning: RROD – South Mixed Use District 2 (SMUD-2)<br>Use: multifamily |
| **Southwest**: Heritage Trail<br>Zoning: RROD – South Mixed Use District 1 (SMUD-1)<br>Use: retail, restaurant | **South:**<br>Zoning: RROD – SCD<br>Use: park, open space | **Southeast:** Eastpark Boulevard<br>Zoning: RROD – South Mixed Use District 2 (SMUD-2)<br>Use: multifamily |

**CONSIDERATIONS:**

Pursuant to DDC Section 4.8.2.F Approval Criteria, the Planning and Zoning Commission shall approve the site plan if it finds that:

i. **The site plan substantially complies with the Concept Plan previously approved by City Council;**

The Rayzor Ranch Concept Plan designates the subject property as being a part of the South Campus – South Commercial District subarea, so these standards were applied during plan review. Staff finds that the site plan complies with the established South Campus Development Standards (DDC Section 4.8.5.C) regarding the maximum building height of 100 feet, maximum lot coverage of 90%, maximum floor-to-area (F.A.R.) ratio of 4.0, and land use. As shown on the site plan, the proposed building height for the 1-story building is 39 feet. For this site, the proposed 127,202 square feet of impervious coverage equates to a total lot coverage of approximately 74%, and the proposed total building area of 27,400 square feet equates to a floor-to-area ratio of approximately 0.22.

ii. **The site plan provides for the design and arrangement of driveways and parking spaces in accordance with the applicable requirements of the Denton Development Code, as modified by the Rayzor Ranch Overlay District;**

The parking lot and driveways are designed and placed in accordance with the standards of DDC Section 7.9.4, which requires minimum parking at a ratio of 1 space per 1,000 square feet of the recreation facility. Given the total 28,200 square foot recreation space, 29 parking spaces are required for the development. The applicant's plans indicate the provision of 241 spaces for this development. The additional spaces are proposed to account for the unusually large number of customers typically associated with the proposed use compared to other types of indoor recreation facilities. Per DDC 4.8.10C, limitations on the maximum allowable number of parking spaces do not apply to the Rayzor Ranch Overlay District. The proposed driveway locations and cross access connections have been reviewed and approved by the City's Transportation Services Division. As a result of the anticipated increase in vehicular trips, the development requires the construction of a south-bound dedicated left turn lane within Heritage Trail. This off-site mobility improvement is included for reference on the proposed site plan, but final details of the construction of the improvement shall require review and approval by Staff during the Civil Engineering Plan (CEP) process.

iii. **There are adequate utilities, drainage, and supporting infrastructure or it shall be provided in accordance with the applicable requirements of the Denton Development Code, as modified by the Rayzor Ranch Overlay District; and**

The proposed site plan indicates an intent to tap into existing water, sanitary sewer, and storm water lines within the public access easement to the east of the subject property. Civil Engineering Plans will follow the approval of this Zoning Compliance Plan to accommodate for any changes and ensure no conflicts between the proposed infrastructure and buildings within this development.

iv. **The site plan fully complies with all other sections of the Rayzor Ranch Overlay District.**

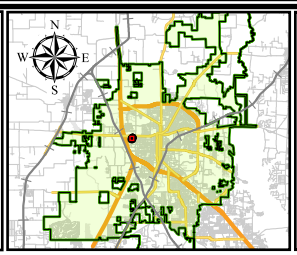
The proposed development, being within the SCD subarea, is required to demonstrate compliance with the South Commercial District Standards Exhibit C-1 for site design/architecture and Exhibit D-1 for landscaping. These standards are provided as Exhibits 7 and 8, respectively. The proposed site plan, landscape plan, and elevations comply with these requirements as detailed below:

- The building meets the applicable requirements for building design in Exhibit C-1, Architectural Standards. The proposed conceptual elevations indicate a variety of masonry materials covering all four facades and reflects colors consistent with the approved color palette for the RROD
- Per the landscaping standard requirements, the landscape plans indicate the provision of at least 13% parking area landscape coverage and 67% parking area tree canopy coverage, exceeding the required minimum 10% and 20% respectively.
- Per Exhibit D-1, Staff may approve alternative tree locations utilizing the minor amendment process to avoid conflicts with utilities as defined in the Denton Development Code (DDC). Staff finds that all alternative landscape planting locations comply with the Alternative Landscape Plan Approval Criteria as required by DDC Subsection 7.7.3C.2.

# ZCP25-0038
# Aerial Site Location




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



0 45 90 180 Feet

CITY OF DENTON
Development Services · GIS
Date: 10/16/2025

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

## TRIP GENERATION TABLE

| Land Use | ITE Code | Rates: AM Peak Hour | Rates: PM Peak Hour |
|---|---|---|---|
| | | T=1.31(x) | T=e(0.67*LN(x)+2.44) |
| HEALTH/FITNESS CLUB | 492 | 1.31 trips / 1000 SQ.FT. GFA | |

| Direction Split | | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|
| | | 51/49 | | | 57/43 | | |
| | sq.ft. | Total | In | Out | Total | In | Out |
| HEALTH/FITNESS CLUB | 26,600 | 35 | 18 | 17 | 103 | 59 | 44 |

*NOTES:*

- *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 Zoning Compliance Plan are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Stormwater Design Criteria Manual and Comprehensive Master Drainage Plan.*

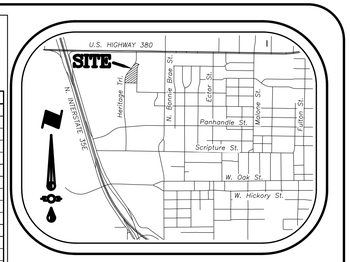
## SITE DATA TABLE

**B.B.B. & C.R.R. SURVEY, ABST. NO. 192**

**ZONING:** RAYZOR RANCH OVERLAY - RRO

**PROPOSED USE:** INDOOR RECREATION FACILITY

| ITEM | REQUIRED | PROVIDED |
|---|---|---|
| **GENERAL SITE DATA** | | |
| LOT 1 AREA | - | 166,256 SQFT |
| | - | 3.817 AC |
| LOT 2 AREA | - | 2,400 SQFT |
| | - | 0.055 AC |
| TOTAL LOT AREA | - | 168,656 SQFT |
| | - | 3.872 AC |
| LOT 1 BUILDING AREA - FOOTPRINT | | 26,600 SQFT |
| LOT 2 BUILDING AREA - FOOTPRINT | | 800 |
| BUILDING AREA - FOOTPRINT (TOTAL) | - | 27,400 SQFT |
| BUILDING AREA - MEZZANINE | - | - SQFT |
| BUILDING AREA - TOTAL | - | 27,400 SQFT |
| BUILDING HEIGHT | 100' MAX | 39'-0" |
| BUILDING STORIES | - | 1-STORY + MEZZANINE |
| BUILDING COVERAGE | 90% MAX | 16% |
| **PARKING** | | |
| PARKING RATIO - RETAIL | 1 SPACE PER 1,000 SQFT | |
| PARKING SPACES | 27 | 239 |
| ACCESSIBLE PARKING | 2 | 7 (1 VAN) |
| BICYCLE SPACES | 2 | 12 |
| PARKING IN EXCESS OF 125% OF REQUIRED | | 205 |
| **LANDSCAPE AREA** | | |
| OPEN SPACE | 15% - 25298 SQFT | 21% - 35510 SQFT |
| LANDSCAPED AREA | 24% - 40478 SQFT | 24.8% - 41893 SQFT |
| TREE CANOPY | 22% - 37105 SQFT | 70% - 118064 SQFT |
| PERMEABLE AREA | | 42,605 SQFT |
| **IMPERVIOUS AREA** | | |
| BUILDING FOOTPRINT AREA | - | 27,400 SQFT |
| PAVEMENT AND OTHER FLATWORK | - | 98,651 SQFT |
| TOTAL IMPERVIOUS AREA | - | 126,051 SQFT |
| **WATER UTILITIES** | | |
| WATER DEMAND - DOMESTIC (GPD) | | 5,808 GPD |
| WATER DEMAND - DOMESTIC (GPM) | | 4 GPM |
| WATER DEMAND - FIRE (GPM) | | 3,000 GPM |
| WATER DEMAND - IRRIGATION (GPM) | | 120 GPM |
| Preliminary Water-Supply Fixture-Unit (WSFU) Value | | 70 |
| WATER DEMAND - PEAK HOURS (GPD) | | 23,231 GPD |
| WASTEWATER LOADING (GPD) | | 5,808 GPD |
| WASTEWATER LOADING (GPM) | | 4.03 GPM |
| WASTEWATER LOADING PEAK FLOW (GPD) | | 23,231 GPD |
| WASTEWATER LOADING PEAK FLOW (GPM) | | 16 GPM |




## VICINITY MAP

NTS

0 30 100

GRAPHIC SCALE
1" = 30'

## LEGEND

- Proposed Firelane
- Proposed Sidewalk (Public)
- Proposed Sidewalk (Private)
- Enhanced Crosswalk Paving (Reference Landscape)
- Proposed Landscape Area (Reference Landscape)
- Existing Public Sidewalk
- Truncated Dome Detectable Warning Surface
- Development Impact Area
- Existing Fire Hydrant
- BFR Barrier Free Ramp
- Water Valve
- Proposed Transformer
- Existing Storm Line
- Existing 8" S.S. Line
- Existing 12" S.S. Line
- Existing Water Line
- Existing 12" Water Line
- Existing 8" Water Line
- Existing Easement Line
- 679 Existing Contour Line
- 679 Proposed Contour Line
- Proposed Water Line
- Proposed S.S. Line
- Proposed Storm Line
- Proposed Retaining Wall
- Proposed Property Line
- Proposed R.O.W. Dedication
- Fence
- ADA Route
- Existing Easement (Electric, Drainage, Utility)
- Proposed Easement (Electric, Drainage, Water, Pedestrian Access)

| CURVE CHART | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | BEARING | CHORD |
| C1 | 272.00' | 35°37'37" | 169.13' | N 18°48'50" E | 166.42' |
| C2 | 367.00' | 4°55'15" | 31.52' | N 34°10'11" E | 31.51' |
| C3 | 172.50' | 14°31'26" | 43.73' | S 61°48'11" E | 43.61' |
| C4 | 472.50' | 0°03'27" | 0.47' | S 33°01'51" W | 0.47' |
| C5 | 127.90' | 28°27'54" | 63.54' | S 15°16'36" W | 62.89' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 01°00'00" E | 66.44' |
| L2 | N 70°38'10" E | 23.19' |
| L3 | S 69°03'54" E | 14.34' |
| L4 | S 25°50'27" W | 13.64' |
| L5 | S 29°33'16" W | 29.50' |

## CITY BENCHMARK USED FOR CONTROL

#1002 = Find station CIA in excellent condition. Station lies in landscaped rotary south of old main administration building @ Texas Women's University. Monument lies ±0.2' below surface.

13.4' West of flagpole
16.4' South of NW light post
17.9' North of SW light post

Access from Bell Ave.
GPS observations WSW – Tree
NNW – NE – Bldg.
Elev. = 672.56

## SITE BENCHMARKS

BM A = Being a "X" cut in concrete, located on the east right of way line of Heritage Trail, approximately 1,200 feet southwest of the intersection of the south right of way line of U.S. Highway 380, and the east right of way line of Heritage Trail. Elev.=716.78

BM B = Being a "X" cut in concrete, located on the west right of way line of Eastpark Boulevard, approximately 420 feet north of the intersection of the north right of way line of Crescent Street, and the west right of way line of Eastpark Boulevard. Elev.=711.73

**Floodplain Note:**
*No 100-year floodplain or floodways exists on the property*


*DEVELOPER:*
*JBS Capitol Investments, LLC*
*6425 Talking Tree CT*
*Cumming, GA 30028*
*Phone (816) 695-5723*
*Contact: Kelsey Carson*

*ARCHITECT:*
*Phillips Architecture Consultants*
*5901 Peachtree Dunwoody Rd., Suite A450*
*Atlanta, Georgia 30328*
*Phone (770) 394-1616*
*Contact: Devika Gokhale*

*ENGINEER:*
*Cross Engineering Consultants, Inc.*
*1720 W. Virginia Street*
*McKinney, Texas 75069*
*Phone (972) 562-4409*
*Fax (972) 562-4471*
*Contact: Jonathan Hake*

*SURVEYOR:*
*Windrose Land Surveying*
*1760 S. Stemmons Freeway, Suite 180*
*Lewisville, TX. 75067*
*Phone (214) 217-2544*
*Contact: Daniel L. Jackson*


#ZCP25-0038

| Issue Date | Description |
|---|---|
| 1 10/07/2025 | |
| 2 11/18/2025 | |
| 3 12/09/2025 | |
| 4 01/06/2026 | |
| 5 01/29/2026 | |
| 6 | |


CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935


THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 01/29/26. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

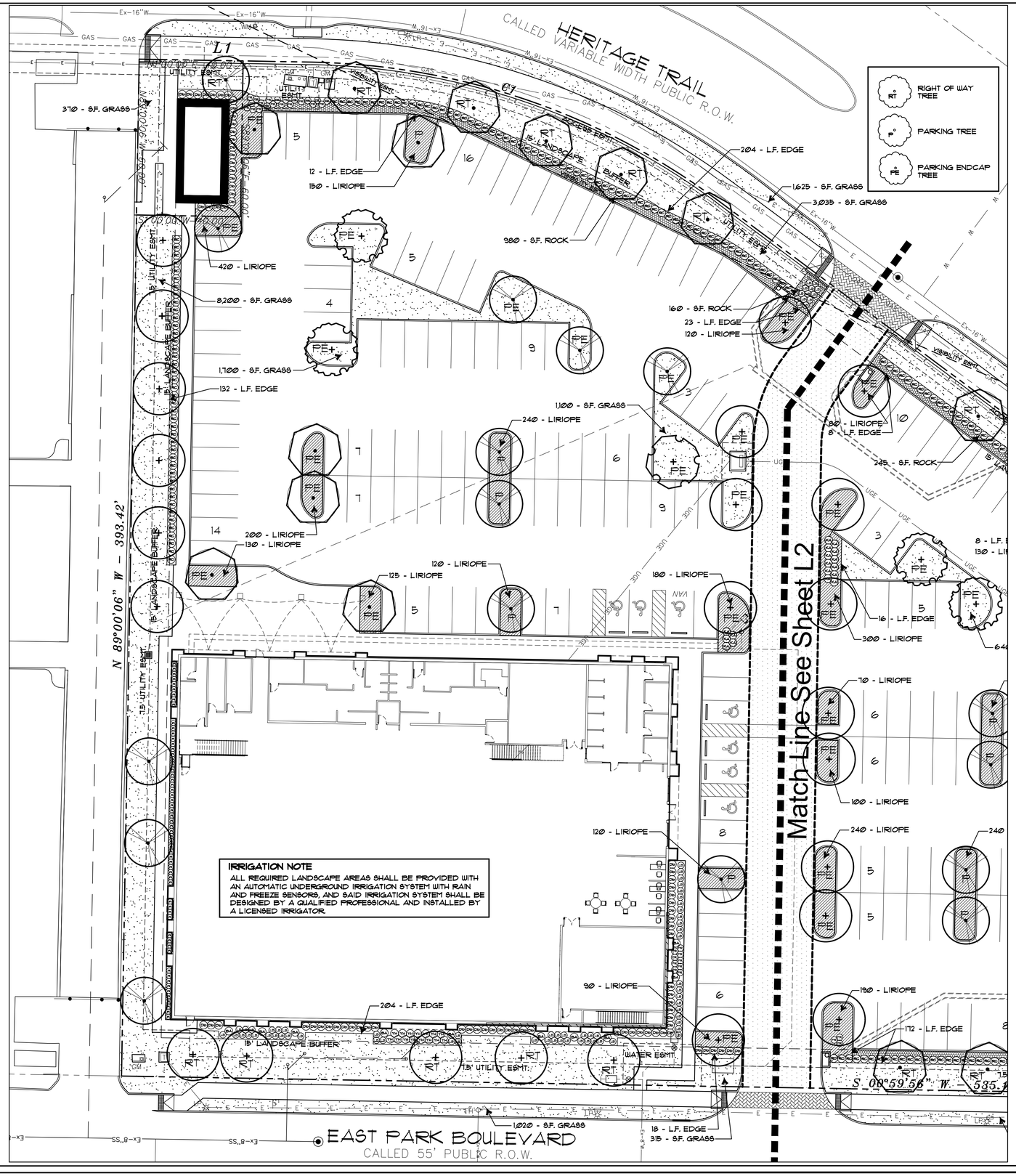
# ZONING COMPLIANCE PLAN

CRUNCH FITNESS DENTON
3.872 ACRES - 168,656 SF
LOT 1, BLOCK F, RAYZOR RANCH EAST
B.B.B. & C.R.R. SURVEY, ABST. NO. 192
CITY OF DENTON, DENTON COUNTY, TEXAS

Sheet No. C6.01

Project No. 25050

CRUNCH FITNESS DENTON




## DENTON - RAYZOR RANCH LANDSCAPE TABULATIONS

| | |
|---|---|
| TOTAL LOT AREA | 168,656 S.F. |
| LANDSCAPE AREA COVERAGE REQUIRED ( 24% ) | 40,478 S.F. |
| LANDSCAPE AREA COVERAGE PROVIDED ( 24.8% ) | 41,893 S.F. |
| TREE CANOPY COVERAGE REQUIRED ( 22% ) | 37,105 S.F. |
| TREE CANOPY COVERAGE PROVIDED (94 x 1256=) OR ( 70% ) | 118,064 S.F. |

### PARKING LOT LANDSCAPE STANDARDS

MINIMUM 10% OF THE TOTAL PARKING AREA SHALL SHALL BE LANDSCAPED.

| | |
|---|---|
| TOTAL PARKING AREA | 99,265 S.F. |
| PARKING LANDSCAPE REQUIRED (99,265x.10=) | 9,927 S.F. |
| PARKING LOT LANDSCAPE PROVIDED | 12,550 S.F. |

MINIMUM 20% OF REQUIRED PARKING AREA SHALL SHALL BE COVERED BY TREE CANOPY.

| | |
|---|---|
| TOTAL PARKING AREA | 99,265 S.F. |
| TREE CANOPY REQUIRED (99,265x.20=) | 19,853 S.F. |
| 44 LARGE PARKING CANOPY TREES PROVIDED (53 x 1,256 S.F.) | |
| PARKING TREE CANOPY PROVIDED (67% CANOPY COVERAGE) | 66,568 S.F. |

### OPEN SPACE

MINIMUM 15% OF REQUIRED OPEN SPACE.

| | |
|---|---|
| OPEN SPACE REQUIRED ( 15% ) | 25,298 S.F. |
| OPEN SPACE PROVIDED ( 21% ) | 35,510 S.F. |

### RIGHT OF WAY LANDSCAPE STANDARDS

MINIMUM 15' WIDE LANDSCAPE BUFFER WITH ONE LARGE CANOPY TREE PER 45 L.F. STREET FRONTAGE. MINIMUM 3' HIGH EVERGREEN SHRUB TO SCREEN PARKING.

| | |
|---|---|
| HERITAGE TRAIL | |
| FRONTAGE L.F. | 760.00 L.F. |
| REQUIRED STREET BUFFER TREES (760 / 45 =16.8) | 17 TREES |
| STREET BUFFER TREES PROVIDED | 17 TREES |
| EAST PARK BOULEVARD | |
| FRONTAGE L.F. | 700.00 L.F. |
| REQUIRED STREET BUFFER TREES (700 / 45 =15.5) | 16 TREES |
| STREET BUFFER TREES PROVIDED | 16 TREES |
| SOUTH PROPERTY LINE - PARK FRONTAGE | |
| FRONTAGE L.F. | 394.00 L.F. |
| REQUIRED STREET BUFFER TREES (394 / 45 =8.7) | 9 TREES |
| STREET BUFFER TREES PROVIDED | 9 TREES |

## LARGE CANOPY TREES

| QUANTITY | SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE & CONDITION |
|---|---|---|---|---|
| 11 | + | BUR OAK | Quercus macrocarpa | 3" caliper, 10'-12' Ht./ 4-5' spread, B4B, straight trunk, CENTRAL LEADER SHALL BE INTACT |
| 29 | • | LACEBARK ELM | Ulmus parvifolia sempervirens | 3" caliper, 10'-12' Ht./ 4-5' spread, B4B, straight trunk, CENTRAL LEADER SHALL BE INTACT |
| 18 | | CHINKAPIN OAK | Quercus muhlenbergii | 3" caliper, 10'-12' Ht./ 4-5' spread, B4B, straight trunk, CENTRAL LEADER SHALL BE INTACT |
| 26 | + | LIVE OAK | Quercus virginiana | 3" caliper, 10'-12' Ht./ 4-5' spread, B4B, straight trunk, CENTRAL LEADER SHALL BE INTACT |
| 10 | + | SHUMARD RED OAK | Quercus shumardii | 3" caliper, 10'-12' Ht./ 4-5' spread, B4B, straight trunk, CENTRAL LEADER SHALL BE INTACT |

## SHRUBS

| QUANTITY | SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE AND CONDITION |
|---|---|---|---|---|
| 142 | DB | DWARF BURFORD HOLLY | Ilex cornuta 'Burfordii nana' | 5 gallon, 22"-24" Ht./18"-20" spread, full, bushy, specimen |
| 15 | YH | BORDEAUX DWARF TAUPON HOLLY | Ilex vomitoria 'Condeaux' | 3 gallon, 12"-14" Ht./16"-18" spread, full, bushy, specimen |
| 17 | KA | KALEIDOSCOPE ABELIA | Abelia grandiflora 'Kaleidoscope' | 5 gallon, 14"-16" Ht./16"-18" spread, full, bushy, specimen |
| 281 | RC | ROSE CREEK ABELIA | Abelia grandiflora 'Rose Creek' | 5 gallon, 14"-16" Ht./16"-18" spread, full, bushy, specimen |
| 59 | WI | WINTERGREEN BOXWOOD | Buxus sinica 'Wintergreen' | 3 gallon, 12"-14" Ht./16"-18" spread, full, bushy, specimen |
| 10 | BA | BLUE ARROW JUNIPER | Juniperus scopulorum 'Blue Arrow' | 5' Ht./18' spread min, 15 Gallon, Single Trunk, bushy, full to the ground, specimen. |
| 39 | MG | MAIDEN GRASS | Miscanthus sinensis | 3 gallon, 16'-18' Ht./12'-14' spread, bushy, full to ground |
| 24 | KF | KARL FOERSTER REED GRASS | Calamagrostis acutiflora 'Karl Foerster' | 3 gallon, 16'-18' Ht./12'-14' spread, bushy, full to ground |
| 72 | LB | LITTLE BUNNY GRASS | Pennisetum alopecuroides 'Little Bunny' | 3 gallon, 16'-18' Ht./12'-14' spread, bushy, full to ground |
| 4,565 | | LIRIOPE SPICATA | Liriope spicata | 4" pots, 8" Ht./8"-8" spread, 12" o.c., bushy, full to ground |

## TURF GRASS

| | | | |
|---|---|---|---|
| 36,525 S.F. | S.F. GRASS BERMUDA GRASS | Cynodon dactylon | Solid sod |

## MISCELLANEOUS

| | | | |
|---|---|---|---|
| 1,379 L.F. | —— | RYERSON STEEL EDGE | |
| 3,890 S.F. | | 2"-3" Tan Crushed Granite or Equal | 4" layer of rock over filter fabric. |

ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP 'FINE SHREDDED HARDWOOD MULCH' FROM LIVING EARTH TECHNOLOGY.

ALL DIRT SPOILS FROM SHRUB AND TREE PLANTINGS SHALL BE REMOVED FROM SITE.

ALL GRASS AREAS SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO GRASS SOD INSTALLATION.

LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES

NORTH

SCALE: 1" = 20'-0"

DENTON PROJECT NUMBER: ZCP25-0038

| # | Revisions: | Date: |
|---|---|---|

Issued For: CONSTRUCTION
Job No. 25122
Scale 1" = 20'-0"
Drawn By: JDG
Date 01-29-2026

# Crunch Fitness Denton

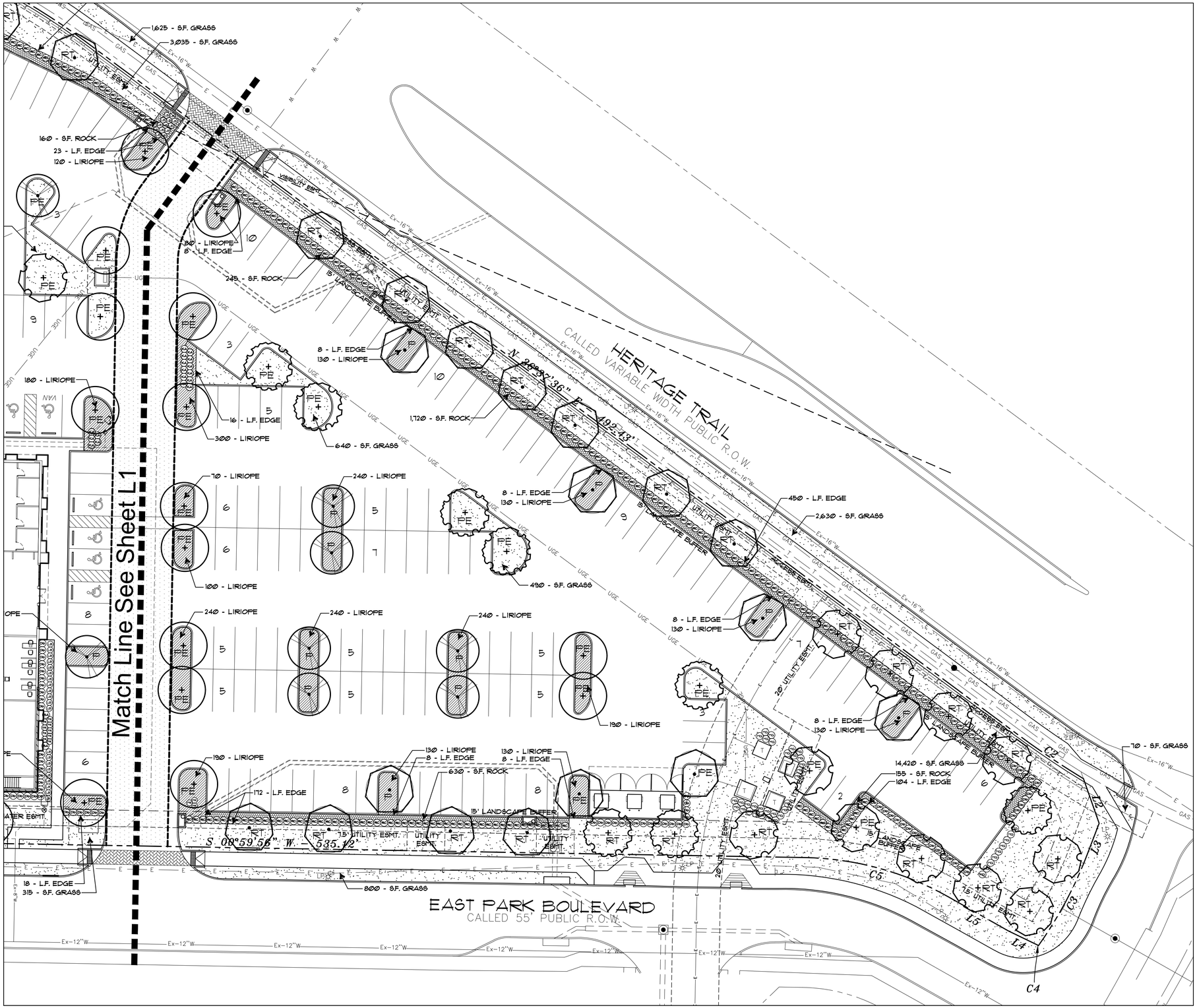
CR FITNESSHOLDINGS, LLC
RAYZOR RANCH
Denton Texas

STATE OF TEXAS
JOE D. GRUBBS
1719
LICENSED LANDSCAPE ARCHITECT
01-29-26

Sheet Title: Landscape Plan

Sheet Number: L1 of L3 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020




## LARGE CANOPY TREES

| SYMBOL | COMMON NAME |
|---|---|
| | BUR OAK |
| | LACEBARK ELM |
| | CHINKAPIN OAK |
| | LIVE OAK |
| | SHUMARD RED OAK |

## SHRUBS

| SYMBOL | COMMON NAME |
|---|---|
| DH | DWARF BURFORD HOLLY |
| YH | BORDEAUX DWARF YAUPON HOLLY |
| KA | KALEIDOSCOPE ABELIA |
| RC | ROSE CREEK ABELIA |
| W | WINTERGREEN BOXWOOD |
| BA | BLUE ARROW JUNIPER |
| MG | MAIDEN GRASS |
| KR | KARL FOERSTER REED GRASS |
| LB | LITTLE BUNNY GRASS |
| | LIRIOPE SPICATA |

## TURF GRASS

| | |
|---|---|
| | SF. GRASS BERMUDA GRASS |

## MISCELLANEOUS

| | |
|---|---|
| | RYERSON STEEL EDGE |
| | 2"-3" Tan Crushed Granite or Equal |

RT RIGHT OF WAY TREE

PT PARKING TREE

PE PARKING ENDCAP TREE

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

DENTON PROJECT NUMBER: ZCP25-0038

| # | Revisions: | Date: |
|---|---|---|
| | | |

Issued For: CONSTRUCTION

Job No. 25122

Scale 1" = 20'-0"

Drawn By: JDG

Date 01-29-2026

# Crunch Fitness Denton

CR FITNESSHOLDINGS, LLC

RAYZOR RANCH

Denton Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
LICENSED LANDSCAPE ARCHITECT
01-29-26

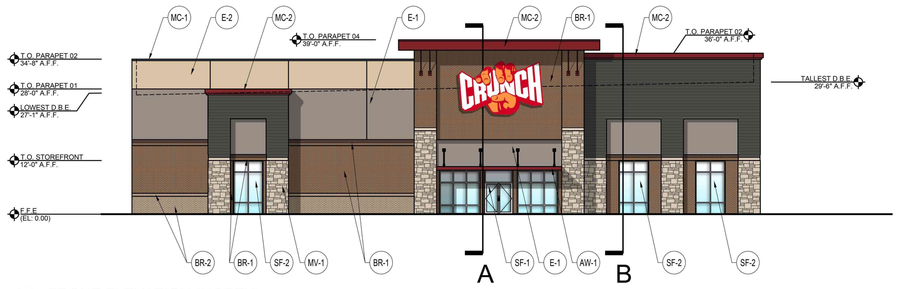
Sheet Title: Landscape Plan

Sheet Number: L2 of L3 Sheets

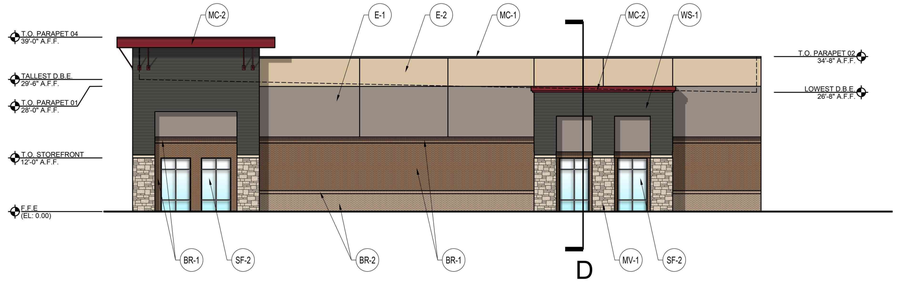
**Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020**

## FINISH LEGEND

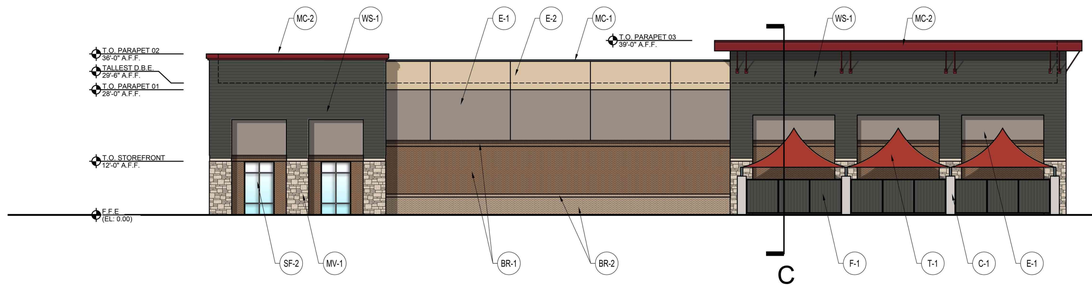
| | |
|---|---|
| AW-1 | PRE-FINISHED ENGAGED METAL CANOPY - BERRIDGE PRE-FINISHED METAL FINISH COLOR "ROYAL RED" |
| BR-1 | BRICK VENEER - SIMILAR TO ACME BRICK "CINNABAR" |
| BR-2 | BRICK VENEER - SIMILAR TO ACME BRICK "HERITAGE" |
| C-1 | CONCRETE ENCASED STEEL COLUMN - RUBBED CONCRETE FINISH |
| E-1 | EIFS OR STUCCO - FINISH COLOR EQ. TO SW 9168 "ELEPHANT EAR" |
| E-2 | EIFS OR STUCCO - FINISH COLOR EQ. TO BENJAMIN MOORE 1067 "BLONDWOOD" |
| F-1 | AMERISTAR FENCING "BLACK" |
| MC-1 | PRE-FINISHED METAL COPING - BERRIDGE "ZINC GRAY" |
| MC-2 | PRE-FINISHED METAL - BERRIDGE "ROYAL RED" |
| MV-1 | MEZGER STONE - HODGES 50/50 BLEND FROM MEZGER ENTERPRISES (COURSED PATTERN) |
| SF-1 | ALUMINUM STOREFRONT SYSTEM - FINISH COLOR: "CLEAR ANODIZED" |
| SF-2 | ALUMINUM SPANDREL STOREFRONT SYSTEM - WHITE SPANDREL GLAZING |
| T-1 | THREE-POINT FABRIC TARP - FINISH COLOR "SIMILAR SUNBRELLA TERRA COTTA" |
| WS-1 | FAUX WOOD SIDING - EQ. TO NICHIHA VINTAGE WOOD "BARK" |



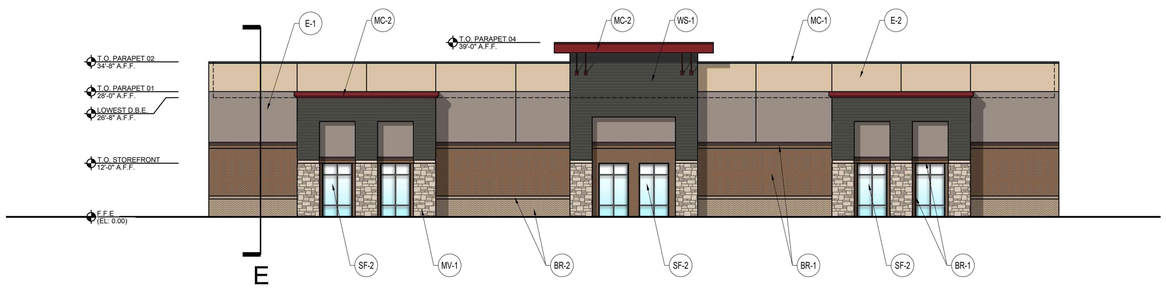

1 SK-1 FRONT ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"




2 SK-1 REAR ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"




3 SK-1 SIDE ELEVATION (WEST)
SCALE: 1/16" = 1'-0"




4 SK-1 SIDE ELEVATION (EAST)
SCALE: 1/16" = 1'-0"

PHILLIPS

CONSULTANT

SEAL

ISSUE & REVISION RECORD

| # | DATE | DESCRIPTION |
|---|---|---|

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PROJECT

**CRUNCH FITNESS**

LOT 1, BLOCK F RAYZOR RANCH
EAST, CITY OF DENTON,
DENTON COUNTY, TEXAS

CLIENT

PHILLIPS JOB NUMBER 2552102

ISSUE DATE 10/01/2025

DRAWN BY/CHECKED BY ART/DG

DRAWING TITLE

EXTERIOR
CONCEPT
ELEVATIONS

SHEET NUMBER

**SK-1**

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616



E-1
EIFS OR STUCCO
MEDIUM FINISH COLOR TO MATCH
SHERWIN WILLIAMS SW 9168
"ELEPHANT EAR"



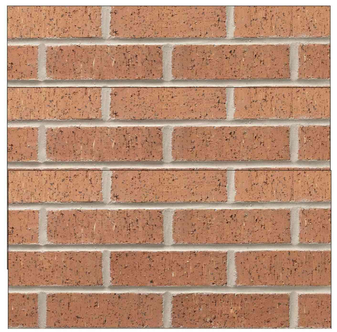
E-2
EIFS OR STUCCO
MEDIUM FINISH COLOR TO MATCH
BENJAMIN MOORE 1067 "BLONDWOOD"



MC-2
PRE-FINISHED METALCOPING -
BERRIDGE "ROYAL RED"



F-1
AMERISTAR FENCING
"BLACK"



BR-1
BRICK VENEER -
SIMILAR TO ACME BRICK
"CINNABAR"



BR-2
BRICK VENEER -
SIMILAR TO ACME BRICK
"HERITAGE"



MV-1
MEZGER STONE -
HODGES 50/50 BLEND FROM
MEZGER ENTERPRISES
(COURSED PATTERN)



WS-1
FAUX WOOD SIDING -
NICHIHA VINTAGEWOOD
"BARK"

PHILLIPS

CONSULTANT

SEAL

ISSUE & REVISION RECORD

| # | DATE | DESCRIPTION |
|---|---|---|

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PROJECT

**CRUNCH FITNESS**

LOT 1, BLOCK F RAYZOR RANCH
EAST, CITY OF DENTON,
DENTON COUNTY, TEXAS

CLIENT

PHILLIPS JOB NUMBER 2552102

ISSUE DATE 10/01/2025

DRAWN BY/CHECKED BY ART/DG

DRAWING TITLE

CONCEPTUAL
FITNESS
MATERIAL BOARD

SHEET NUMBER

**SK-4**

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616

EXHIBIT C-1 - RAYZOR RANCH ARCHITECTURAL STANDARDS SOUTH COMMERCIAL DISTRICT (SCD) AND TOWN CENTER (TC)

Article 1 - Architecture and Planning

Non-residential buildings in the Town Center (TC) and South Commercial District (SCD) collectively referred to as the RRTC in this document shall comply with the following planning and design standards:

A. **Orientation/Site Design.**

1. The RRTC is intended to be a unique shopping experience with a wide array of retail options including larger regional retailers, department stores, fashion, electronics, hard and soft goods, bookstores, restaurants and entertainment uses. The project should be unique to the Denton area and complimentary to surrounding land-uses.
2. The TC area shall be oriented around a central circulation system or spine element for vehicular and pedestrian flow. This system or element may take the form of a public domain such as a park, open space, pedestrian plaza, courtyard or main street.
3. The TC area's central circulation system and supporting internal roads are intended to provide a clear and logical transportation system for vehicles, pedestrians, cyclists and public transit.
4. Plazas, patios and open spaces will be integrated into the site design to break-up large expanses of sidewalk areas.
5. Loading docks, trash receptacles, storage areas and mechanical equipment shall be screened from public streets by evergreen shrubbery, trees, masonry screenwall, concrete screenwall or a combination thereof. If screening a loading dock with landscaping, the landscape material must be a minimum of five (5) feet tall at time of planting and must comply with the planting standards set forth in the Rayzor Ranch Landscape Standards. If screening trash receptacles, storage areas and mechanical equipment, the landscape material must be a minimum of one (1) foot taller than the item they are to screen at time of planting and must comply with the planting standards set forth in the Rayzor Ranch Landscape Standards.
6. Trash collection and compaction may not occur within one hundred feet (100') of a single-family detached residence located outside of Rayzor Ranch. Trash collection areas shall be screened from public view as defined in Item A.5.
7. Mechanical equipment may not be located within one hundred feet (100') of a single-family detached residence located outside of Rayzor Ranch. Mechanical equipment shall be screened from view as defined in Item A.5.

8. Directional and wayfinding signage shall provide assistance for pedestrians and vehicles.

B. **Building Design and Materials.**

1. The SCD is to have distinctive architectural theming, including common design elements and materials.
2. Window glass may not be flush with exterior walls or, if flush, shall have a surround of wood/metal frame or wall trim material.
3. The SCD is to have a complimentary building character. Buildings shall be designed to enhance the community character and have features that provide visual interest. Large, blank facades and wall surfaces shall not be permitted. Within the TC area, windows and/or storefronts should be included in wall planes wherever feasible. The building facades within the TC area should be broken up and softened when feasible through overhangs and colonnades, architectural detailing or landscaping.
4. Building walls greater than one hundred feet (100') in length shall have vertical and horizontal facade articulation or other distinctive changes in the building facade, such as material changes, color or textural changes.
5. All sides of buildings visible from the streets, or internal customer areas of the site, are encouraged to be constructed of masonry, including brick and native stone veneers, decorative block, concrete, stucco (EIFS) or other high quality material customarily used for this building style. Gables, windows, doors and related trim are not included in this requirement. Wood and HDO board may be used. Preferred materials from the Example Material Applications located in Appendices 1—4 include:
    i. Native Texas quarried natural stone or limestone of varying colors, sizes and textures;
    ii. Concrete - Architectural finish. Texture coated or textured and colored;
    iii. Masonry, including structural and brick veneers;
    iv. Porcelain Tile;
    v. Glass Galvanized metal panels or prefinished architectural metal panels of gray tone, neutral or earthtone color;
    vi. Painted siding in a warm, neutral/earthtone or gray tone color;
    vii. EIFS or stucco in a warm, neutral/earthtone or gray tone color;
    viii. Accent colors as identified on the Master Palette are encouraged but should be used in a limited manner to contrast the more subtle "natural" palette;
    ix. Natural metals such as, but not limited to, zinc and copper;
    x. Roofing tile, metal roofing shingles and panels, or slate in galvanized or natural/earthtone color;
    xi. Natural wood, stained or painted.

6. Glass and Storefronts. Glass shall be used to allow visual access into interior spaces, or for display purposes. Buildings may not incorporate glass for more than 70% of the wall plane.
7. Stone. Native stone and stone veneers are encouraged to be used where practical as the common and unifying architectural material for the SCD.
8. Metal Roofs. Metal roofs are permitted provided that they are standing metal seam, batten seam or metal shingles.

Article 2 - Outdoor Sales and Storage

A. **Exterior sidewalk displays and cart storage.** Areas for customer loading or merchandise display and cart storage is allowed, but such areas shall be clearly delineated and shall not be located in front of any customer entrances, exit door(s), or within fifteen feet (15') on either side of the door(s).

B. **Permanent outdoor display, sales and storage.** Merchandise may be stored or displayed for sale to customers on the front or side of the buildings in accordance with the following criteria:

1. The total square footage of all permanent outdoor storage, display, and sales areas shall be limited to 20% of the footprint of the building, but in no event shall exceed 20,000 square feet, except for home improvement use, which may not exceed 45,000 square feet of outdoor storage and the 20% footprint restriction does not apply.
2. Permanent outdoor storage, display and sales shall be contiguous to the building and shall not be permitted within seventy-five feet (75') of a single-family detached residence located outside of Rayzor Ranch.
3. The permanent storage, display and sales area shall be enclosed by a minimum eight foot (8') wall of columns minimum two feet (2') wide, of like appearance to the building with wrought iron or decorative tubular steel fencing. No merchandise other than trees shall be visible above the wall or fence.
4. Seasonal outdoor display will be allowed. Size will be limited to 11,000 square feet maximum. Dates for outdoor display will be year round. Merchandise may not exceed ten feet (10') in height except for trees.

C. **Rear Storage.** Bulk merchandise may be stored behind any building. The sides and back of the storage area shall be screened with a chain link fence covered with windscreen, except for any side or back that is separated from any residential property by an eight-foot masonry wall and landscaped buffer yard, in which case additional screening is not required. Windscreen shall be maintained in good repair and free of tears. The rear storage area shall not be accessible to customers. Merchandise shall be stacked no higher than twenty-five feet (25') or level with the top of the adjacent sidewall of the building, whichever is lower, and may not be stacked above the height of the chain link fence.

D. **Pickup and Delivery.** Outdoor storage, pickup, delivery, loading and unloading of merchandise, equipment or other items may not occur within one hundred feet (100') of single-family detached residential property located outside of Rayzor Ranch. Loading areas and docks must be located to the side or rear of the building unless the loading area is completely screened from the street, and loading docks shall be located more than one hundred feet (100') from single-family detached residence located outside of Rayzor Ranch. Pavement may be located within one hundred feet (100') of residential property.

Article 3 - Streetscape/Public Spaces

A. SCD shall provide one square foot of plaza or public space area (Plaza Area}, which may include sidewalks, for each ten (10) square feet of gross ground floor area.

B. Plaza Areas shall be defined as any area within SCD that contains any three of the following seven items:

1. An area that provides pedestrian seating at a rate of one seat for each 250 square feet. Seating shall be a minimum of fifteen inches (15") in height and thirty inches (30"} in width. Seating elements include manufactured benches, ledge benches, natural elements, seat walls or other raised element designated for seating. When providing more than one sitting space on an element, each space shall be calculated at a minimum of eighteen inches (18") of width.
2. An area that integrates shade within the open space area through the inclusion of shade trees, trellises, awnings or structural elements such as colonnades and canopies.
3. An area that provides trees in proportion to the space at a minimum of one tree per 800 square feet.
4. An area containing a water feature, fireplace, amphitheater or public art.
5. An area containing outdoor dining.
6. A freestanding stone fireplace, obelisk or other design feature.
7. A hardscape area that integrates landscape planting within the hardscape through pots, above grade planters, in grade planters, or tree grates (Refer to photographs in Appendix 3).

C. Planting areas in the sidewalk are encouraged. Pots or above grade planters are allowed, minimum container size of 5 gallons. (Refer to photographs in Appendix 3.)

D. Single tenant buildings having a gross floor area in excess of 40,000 square feet shall have a minimum of 100 square foot seating area including benches or other permanent seating along the front sidewalk area. This area shall be included as part of the Plaza calculation and should meet Plaza requirements.

E. Bicycle racks shall be included at various locations in the TC.

Article 4 - Mechanical Roof Equipment Screening

All roof mounted mechanical equipment shall be fully screened from view from public on the site or public pedestrian spaces. Acceptable methods for screening roof mounted equipment shall include parapet elements, louvers, or ridges of sloped roof forms. The color and finish of the screening shall comply with the color pallet approved as Appendix 1 and be complimentary to the building architecture.

Article 5 - Accessory Use

All accessory uses shall be architecturally compatible with the main structure by sharing color, materials, architectural design, roof pitch elements or some other architectural feature.

Article 6 - Drive-Through Requirements

A. Drive-through uses shall provide sufficient stacking area to ensure that public rights-of-way are not obstructed. Fast food restaurants with drive-through facilities shall provide a minimum stacking distance of one hundred and sixty feet (160') unless the building owner or tenant can substantiate that a lesser requirement is appropriate based on a national standard or case studies of other facilities operated by that owner or tenant. Bank drive-through facilities shall provide a minimum stacking distance of one hundred feet (100').

B. Drive-through canopies must be built as an integral architectural element of the structure. The supporting structure shall include at least one (1) of the following architectural features:

   1. Native Texas stone or limestone on the supporting structure columns or building facade.
   2. A sloped metal roof.

   The materials are to be the same as those used in the primary structure. Drive-through structures and facilities physically separated from the primary structure must be architecturally compatible with the primary structure.

C. Drive-through uses must be located to the rear or side of the structure, and buffered on the rear and side lot lines as required in the Denton Development Code Section 7.9.7.C. A portion of the buffer between sites can be provided on adjacent lots.

Article 7 - Light and Glare Performance Requirements

A comprehensive lighting plan shall be utilized for public safety in parking areas, illumination of building areas and pedestrian scale lighting along walkways and foot paths. Decorative lighting may be used at intersections and gathering places. All lighting within the Rayzor Ranch development shall meet the following standards:

A.

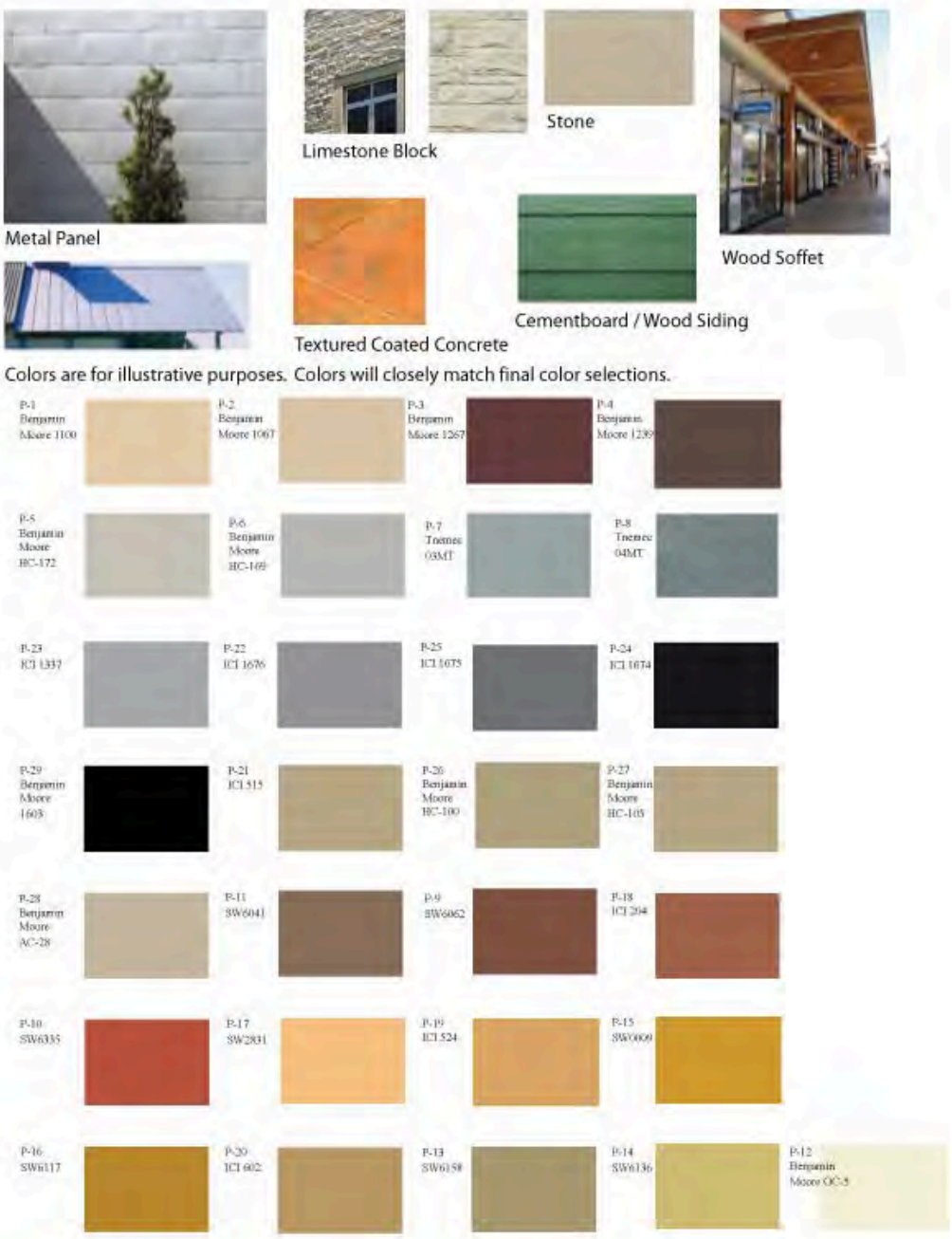
Areas designated for parking use shall provide a minimum average of one foot candle of illumination.

B. Areas designated for pedestrian use shall provide a minimum average of one-half foot candle of illumination.

C. Light may not measure more than one-half foot candle of illumination at property lines external to Rayzor Ranch or at internal property lines where adjacent to residential.

## APPENDIX 1

## Example Material Applications




### Material Colors:

The below listed materials represent the Architectural color palette for Rayzor Ranch. The intent is not to limit the manufacturers; therefore they are subject to change. Colors will remain within the specified color palette.

**Neutral:**

*Benjamin Moore 1100*

*Benjamin Moore 1067*

*Benjamin Moore HC-172*

*Benjamin Moore HC-169*

*Benjamin Moore OC-5*

*Benjamin Moore HC-105*

*Benjamin Moore AC-28*

ICI A1825

ICI A1838

ICI A1866

Sherwin Williams SW6136

Pittsburgh Paints 510-2

**Gray Tone:**

*Benjamin Moore 1603*

Benjamin Moore AC-27

ICI A2013

ICI A2007

ICI A2015

ICI A2014

Tnemec 03MT

Tnemec 03MT

**Earth Tone:**

*Benjamin Moore 1267*

*Benjamin Moore 1239*

*Benjamin Moore 1225*

*Benjamin Moore HC-100*

*Benjamin Moore 1040*

*Benjamin Moore HC-68*

*Benjamin Moore HC-71*

ICI A1827

Sherwin Williams SW6062

Sherwin Williams SW6335

Sherwin Williams SW6041

Sherwin Williams SW6158

Sherwin Williams SW0009

Sherwin Williams SW6117

Sherwin Williams SW2831

Pittsburgh Paints 417-5

Pittsburgh Paints 325-6

Pittsburgh Paints 315-5

## APPENDIX 1

## EXAMPLE MATERIAL APPLICATIONS

### ADDITIONAL COLORS AND MATERIALS FOR TOWN CENTER ONLY

Until amended by City Council, the TC and SCD will use the Material Applications set forth above. Additional materials and/or colors may be added at a later date.

## APPENDIX 2

## EXAMPLE CANOPY AND SHADING APPLICATIONS



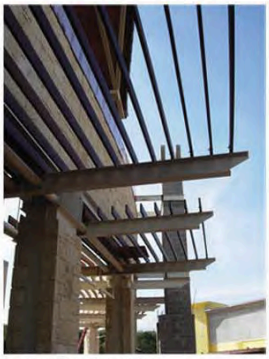
SHADE CANOPY



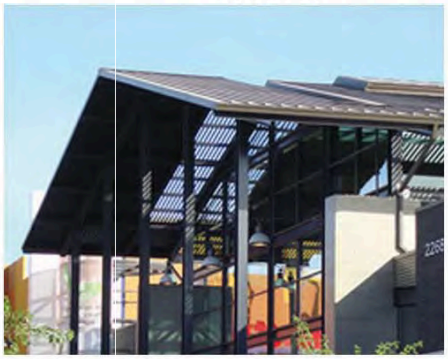
TRELLIS




TRELLIS



SUNSHADE



OVERHANG



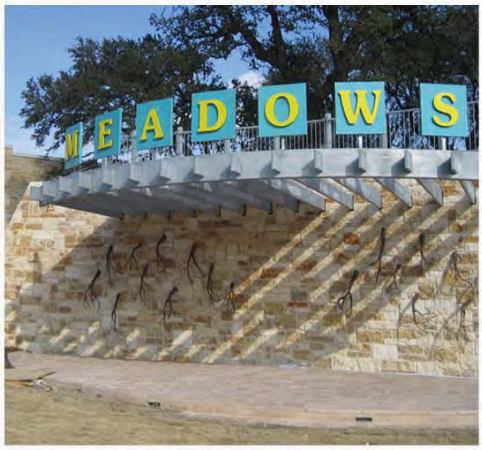
PORTICO



LOGGIA



CANOPY




SUNSHADE

## APPENDIX 3

## EXAMPLE AMENITIES



FIREPLACE SEATING



LIGHTING



TREE POTS



BENCHES



PLANTERS



PLANTERS



BENCHES



SEATING

## APPENDIX 4

## EXAMPLE ARCHITECTURAL IMAGERY






FAMILY
Christian Stores






JCPenney



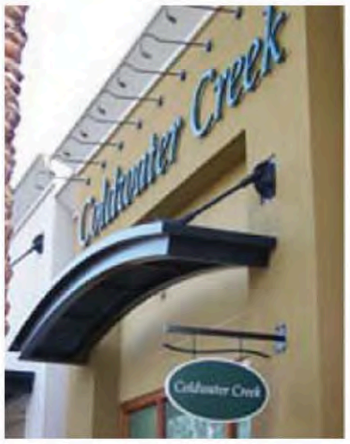

Coldwater Creek
Coldwater Creek



EXHIBIT D-1 - RAYZOR RANCH LANDSCAPE STANDARDS SOUTH COMMERCIAL DISTRICT (SCD) AND TOWN CENTER (TC)

Article 1 - General Landscape Standards

A. **Landscape Plan.** Landscape Plans must be reviewed and approved by the City staff for each phase of the development.

B. **Open Space Requirements.**

1. The South Commercial District (SCD) and Town Center (TC) shall maintain a minimum average open space of 15% of the overall site. Open space includes all surface areas of the project that are not covered with enclosed buildings, or parking and drive areas. Pedestrian plazas sidewalks covered or uncovered are calculated towards total open space.
2. Active open space shall be valued within the Town Center (TC) development. Plaza Areas, as defined in Article 3.B of the Rayzor Ranch Architectural Standards, may be credited as additional open space, canopy coverage, and/or landscape area with the authorization of the City Manager and a supporting site plan.

C. **Parking Field Requirements.** The SCD and TC will incorporate the following planting standards in all parking areas:

1. **Landscape Islands.** There will be a minimum of one planted island for every 15 linear parking spaces. This planting island shall be approximately the same size as one (1) standard parking space. Each island shall contain at least one shade tree (2" min. cal.) from the Approved Plant List (see Appendix A). Alternatively, there will be a minimum of one planted island for every 25 linear parking spaces. This planting island shall be approximately the same size as 2 standard parking spaces. Each island shall contain at least 2 shade trees (2" min. cal.) from the Approved Plant List (see Appendix A). Ground cover within the island shall be 100% turf, shrub, planted groundcover, gravel, or mulch or combination thereof. See Diagram 1 for an example layout of landscape islands. The average distance between planting islands shall be 11 linear parking spaces.
2. **End Islands.** There shall also be an end island for every parking row. This end island shall be approximately the same size as one (1) standard parking space. Each island shall contain at least one shade tree (2" min. cal.) from the Approved Plant List (see Appendix A). An example of the end islands can be found in Diagram 1. Ground cover within the island shall be 100% turf, shrub, planted groundcover, gravel, or mulch or combination thereof.
3. **Minor Amendments.** The City Manager may approve alternate tree locations utilizing the minor amendment process to avoid conflicts with utilities as defined in the Denton Development Code.
4. **Tree Spacing From Public Utilities.**
   a. **Water and Wastewater Lines -** No trees shall be planted closer than nine (9) feet from any public underground water or wastewater utility main unless applicable staff approves a special circumstance. The location of the water or wastewater utility line shall be considered, for distance purposes, to be the surface of the ground above the line.
   b. **Fire Hydrants -** No trees shall be planted closer than 10 feet from any fire hydrant.

Article 2 - Buffers and Screening

A. **Refuse Container Screen.** Trash receptacles shall be screened in accordance with Article 1.A.3 of the Rayzor Ranch Architectural Standards. The construction of refuse screening areas must comply with the Solid Waste Criteria Manual and Section 7.12 of the Denton Development Code.

B. **Service Corridor Screen.** When adjacent to residential uses, commercial and industrial service corridors shall be screened. Siting and design of such service areas shall reduce the adverse effects of noise, odor and visual clutter upon adjacent residential uses.

C. **Mechanical Equipment Screen.** All mechanical equipment shall be screened from any public right-of-way or adjacent to residential use or zoning district. Ground mounted equipment can be screened with evergreen shrubbery or masonry or concrete screen wall. Gates, if incorporated in the design of the screen wall, can be constructed of metal. Screening is subject to approval by the appropriate controlling utility.

D. **Outdoor Storage.** All outside storage shall comply with the provisions of Sections 5.4.4D and 7.7.8E of the Denton Development Code, unless modified by the Architectural Standards.

Article 3 - Access, Parking, and Circulation Requirements

A. **External to the Development.**

1.

**Vehicular Access/Access Management.** The SCD and TC shall provide access that complies with Access Management principles of location, spacing and sharing of curb cuts, and shall provide adequate stacking distance for all entrances.

2. **Pedestrian Access.** All developments shall provide pedestrian access by linking to any adjacent sidewalk(s), multi-use path(s) or public transportation stop.
3. **Transit Amenities.** Transit amenities, bus shelters, and pullouts shall be provided as required by the Transportation Design Criteria Manual and the City Mobility Plan, as amended. Modifications to the transit amenities standards shall be permitted subject to the City Manager's approval so long as the intent and spirit of the standards are met.

B. **Internal to the Development.**

1. **Vehicular Circulation.**
   a. Internal circulation shall be well defined by use of end caps and landscaped areas.
   b. Cross Access: Prior to division of property, circulation and access standards shall be applied and, if necessary, cross easements shall be required so that access to all properties created by the subdivision can be made from shared curb cuts.

Article 4 - Parking Lot Landscaping and Screening Standards

In addition to Article 1 above, all parking lots, which for purposes of this section, include areas of vehicle maneuvering, parking, and loading, shall be landscaped and screened as follows:

A. **Landscape Standards.**

1. A minimum of 10% of the total parking area shall be landscaped.
2. A minimum of 20% of the required parking shall be covered by tree canopy.
3. The tree species shall be an appropriate shade tree and shall be selected from the Approved Plant List (see Appendix A).
4. Poly-coated chain link fencing is allowed for security and utilitarian purposes, but is not considered a screening fence. The poly-coated chain link fence cannot be visible from public roads or pedestrian areas.

B. **Screening at Right-of-Way.** Parking is allowed in front of a building if the parcel meets the following design standards:

1. Parking lots shall be separated from the street frontage by a minimum 15 foot wide Right-of-Way Screening Landscape Area to reduce visual impacts.
2. The minimum 15 foot wide Right-of-Way Screening Landscape Area is the area located between the right-of-way and the parking lot. Utility easements are allowed to count towards part of the 15-foot wide Right-of-Way Screening Landscape area subject to required separation from utilities.
3. The number of large trees required will be calculated by providing one (1) large tree for every 45 linear feet of the Right-of-Way Screening Landscape Area. The required numbers of trees do not have to be planted on 45-foot centers, but can be clustered.
4. A minimum of three small accent trees clustered every 30 linear feet within the Right-of-Way Screening Landscape Area may be substituted for the large tree requirement.
5. At least one or any combination of the following shall be used to help screen the parking lot:
   a. Xeriscape landscaping may be planted within the Right-of-Way Screening Landscape Area. Xeriscape landscaping shall require water irrigation for a period of three years for landscaping to be established. After 3 years, no irrigation is required;
   b. A minimum three foot high, when mature, row of evergreen shrubs planted within the Right-of-Way Screening Landscape Area. The shrubs may be grouped and not planted in a continuous row provided that the shrubs overlap to form a continuous buffer;
   c. A minimum three-foot high continuous wall made of any combination of wrought iron, masonry, or stone within the Right-of-Way Screening Landscape Area. If wrought iron is used, vines shall be grown on the wrought iron to help screen the parking lot; or
   d. A grass or landscaped berm, three feet high above the parking pavement surface.

Article 5 - Tree Maintenance and Tree Mitigation

A. Each replacement tree shall have a minimum caliper of two (2) inches, measured six (6) inches above grade and must be at least five (5) feet tall when planted.
B. All replacement trees must be Large Canopy Trees from the Approved Plant List found in Appendix A.
C.

A performance bond is required prior to the issuance of a building permit for each phase of Rayzor Ranch. The purpose of the performance bond is to ensure that the landscape and trees are planted and well maintained. Upon completion of the three (3) year establishment period for all plantings within the Rayzor Ranch project, the City shall inspect the trees to determine if 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the City shall release the performance bond. If the applicant does not take remedial steps to bring the property into compliance, the City shall make demand for payment of the bond. The City may use all legal remedies to enforce this requirement, in addition making demand on the bond.

D. Tree mitigation will also be subject to the criteria established in Section 4.8.8 of the Rayzor Ranch District.

Article 6 - Interim Landscape Areas

Final right-of-way screening along U.S. 380 must be installed within six (6) months after the final certificate of occupancy is issued for 80% of the lots fronting U.S. 380 or within two years of the first certificate of occupancy fronting on U.S. 380. This is to ensure that landscaping is uniform at the time of installation.

Article 7 - Amendments to the Landscape Plan

The City Manager may authorize minor changes in the landscape plan and plant materials that otherwise comply with the Overlay District ordinance and do not:

1. Reduce the perimeter landscape buffer strip shown on the original landscape plan;
2. Detrimentally affect the original landscape plan's aesthetic function relative to adjacent right-of-way or surrounding property; or
3. Detrimentally affect the original landscape plan's screening or buffering function.

**Appendix A**

**Approved Plan List**

**Canopy Trees**

Mature Canopy 314-1256 sq. ft. - Site Design Criteria Manual

| Common Name | Scientific Name |
|---|---|
| Soapberry | Sapindus drummandii |
| Bald Cypress | Taxodium distichum |
| Black Locust | Robina pseudoacacia |
| Eastern Red Cedar | Juniperus virginiana |
| Cedar Elm | Ulmus crassifolia |
| Texas Mesquie | Prosopis glandulosa |
| Chinquanpin Oak | Quercus muhlenbergii |
| Post Oak | Quercus stellata |
| Live Oak | Quercus virginiana "Highrise" |
| Shummard Red Oak | Quercus shumardii |
| Texas Red Oak | Quercus texana |
| Chinese Pistache | Pistacia chinensis |

| | |
|---|---|
| Ginko | Ginko bilboa |
| Green Ash | Fraxinus pennsylvanica |
| Texas Ash | Fraxinus texensis |
| Bur Oak | Quercus macrocarpa |
| Bigtooth Maple | Acer grandidentatum |
| Foster Holly | Ilex x attenuata "Fosteri" |
| Caddo Maple | Acer saccharum "Caddo" |
| Pecan | Carya illinoinensis |
| Southern Magnolia | Magnolia grandiflora |
| River Birch | Betula nigra |

**Ornamental Trees**

Mature Canopy 79-314 sq. ft. - Site Criteria Manual

| **Common Name** | **Scientific Name** |
|---|---|
| American Smoketree | Conius obovalus |
| Crape Myrtle | Lagerstromia indica |
| Desert Willow | Chilopsis linearis "Warren Jones" |
| Downy Hawthorne | Crataegus mollis |
| Hawthorn | Crataegus spp. |
| Mesquite Tree | Prosopis glandulosa |
| Mexican Plum | Prunus mexicana |
| Mexican Redbud | Cercis canadensis var mexicana |
| Possumhaw Holly | Llex decidua |
| Prairie Flameleaf Sumac | Rhus lanceoiata |
| Red Bud | Cercis canadensis |
| Reverchon Hawthorn | Crataegus reverchronis |
| Rusty Blackhaw | Viburnum rufidulum |

| | |
|---|---|
| Texas Persimmon | Diospryros texana |
| Texas Sophora | Sophora affinis |
| Vitex | Vitex agnus-castus - "LeCompte" |
| Wax Myrtle | Myrica cerifera |
| Yaupon Holly | Ilex vomitoria |

**Shrubs**

| **Common Name** | **Scientific Name** |
|---|---|
| Agarita | Mahonia (Berberis) trifolita |
| Buttonbush | Cephalanthus occidentilis |
| Sesert Spoon | Dasyliron spp. |
| Dwarf Buford Holly | Ilex cornuta "Dwarf Buford" |
| Dwarf Wax Myrtle | Myrica pusilia |
| Dwarf Yaupon Holly | Ilex vomitona "Nana" |
| Ebbing's Silverberry | Eleagnus ebbengei |
| False Indigo | Amorpha fruticosa |
| Foster Holly | Ilex x attenuaa |
| Fragrant Sumac | Rhus aromactica |
| Glossy Abelia | Abelia x grandoflora |
| Hardy Plumbago | Ceratostimgma plumbaginoides |
| Indian Hawthorn | Rhaphiolepios indica |
| Knockout Rose | Roa "Knockout" |
| Purple Smoke Tree | Cotinus coggygria 'Royal Purple' |
| Red Yucca | Hesperaloe parviflora |
| Rosemary | Rosmarius officinalis |
| Sacahuista | Nolina texana |
| St. John's Wort | Hypecum perforatum |

| | |
|---|---|
| St. John's Wort | Hypericum beanii |
| Texas Sage | Leucophyllum frutescens |
| Turk's Cap | Malvaviscus arboreus var. drummondoni |
| Waxleaf Ligustrum | Ligustrum japonica "Texana" |
| Western White Honeysuckle | Lonicera albiflora |
| Yucca | Yucca app. |

**Grasses/Ground Cover/Vines**

| **Common Name** | **Scientific Name** |
|---|---|
| Asian Jasmine | Trachelosperum asiaticum |
| Aster | Aster spp. |
| Bermuda Grass | Cynodon dactylon |
| Blackfoot Daisy | Melampodium leucanthium |
| Bracken Fern | Pteridum aquilnum |
| Buffalo Grass | Bucchloe dactyiodes |
| Bushy Bluestem | Andropgon Glomeratus |
| Butterfly Weed | Asclepias tuberosa |
| Cactus | Opuntia spp. |
| Coconut Thyme | Thymus pulegioides coccineus |
| Coneflower | Rudbeckia fulgida |
| Cross Vine | Bignonia capreoiata |
| Daylilly | Hermerocallis "Hyperion" |
| Desert Sage | Salvia gregii |
| Dwarf Fountain Grass | Pennisetum alopecuroldes 'Hamln' |
| Englemann Daisy | Englemannia pinnatifida |
| Evening Primrose | Oenothera speciosa |
| Giant Liriope | Lirope gigantea |

| | |
|---|---|
| Gray Rush | Juncus effusus |
| Hameln Grass | Pennisetum alopecuroides "Hemeln" |
| Inland Sea Oats | Chasmanithuim latifolium |
| Kentucky Wisteria | Wisteria macrostachya |
| Lady Banks Rose | Rosa banksiae |
| Lindheimer's Muly | Muhlenbergia lindheimeri |
| Little Bluestem Grass | Schizachyrium latifolium |
| Little Bunny Fountain Grass | Pennistemum alopecuroides "Little Bunny" |
| Lirope | Lirope muscari |
| Maiden Grass | Miscanthus sinensis "Gracillimus" |
| Mexican Feather Grass | Nasella (Stipa) tenuissima |
| Muhly Grass | Muhienbergia spp. |
| Orange Wedelia | Wedelia hispida |
| Prairie Zinnia | Zinnia grandiflora |
| Purple Cornflower | Echinacea pupurea |
| Purple Wintercreeper | Euonymous fortunei |
| Russian Sage | Perovskia atriplicfloia |
| Sideoats Grama | Bouteova curtipendula |
| Splitbeard Grass | Andropogon tenarius |
| Switchgrass | Panicum virgatum |
| Texas Green Eyes | Berlandiera texana |
| Texas Sage | Leucophyllum frutescens |
| Trumpet Honeysuckle Vine | Lonicera sempervirens |
| Trumpet Vine | Camsis radicans |
| Turfallo grass | Bouteloua dactyloides |
| Virginia Creeper | Parthenocissus quinquefolia |

| | |
|---|---|
| White Sagebrush | Artemesia ludoviciana |
| Yellow Elder | Tacoma stans |

## APPENDIX B
## TREE MITIGATION CHART

**Rayzor Ranch Mitigation Chart**

**North Site**

**Total caliper inches of trees taken down and still remaining is 7713.**

161 caliper inches of the 7713 are Quality/Protected Trees

5524 Caliper inches of the 7713 inches were taken down

2189 Caliper inches of the 7713 inches are remaining

7713 inches -161 Inches of Quality/Protected Trees = 7552 inches

7552 are Secondary Trees requiring 12.5% mitigation = 944 caliper inches

161 are Quality/Protected Trees requiring 1:2 or 1:1.5 mitigation

At the worst case scenario 1:2 = 322 caliper inches

**Total caliper inches to mitigate = 944 + 322 = 1266 inches**

**This is 633 trees (assuming mitigation is with 2" caliper trees)**

**South Site**

Trees to Preserve:

3 Quality Trees = 42.4 inches

2 Protected Trees = 43.5 inches

**Total caliper inches to preserve = 85.9 inches**

Trees to Mitigate:

34 Quality Trees = 351.1 inches

6 Protected Trees = 298.6 inches

2 Large Secondary = 49.4 inches

18 Secondary = 23.25 inches

**Total caliper inches to mitigate = 457.25 inches**

**This is 229 trees (assuming mitigation is with 2" caliper trees)**

**Mitigation Total of North and South Sites = 1724.25 inches**

**Preservation Total of North and South Sites = 85.9 inches**

*This mitigation plan is a proposed plan. If any transplanted trees die within the first year, the developer will replace the trees with the equivalent number of caliper inches.

## APPENDIX C
## LANDSCAPE CHART

Rayzor Ranch South Campus Landscape Charts

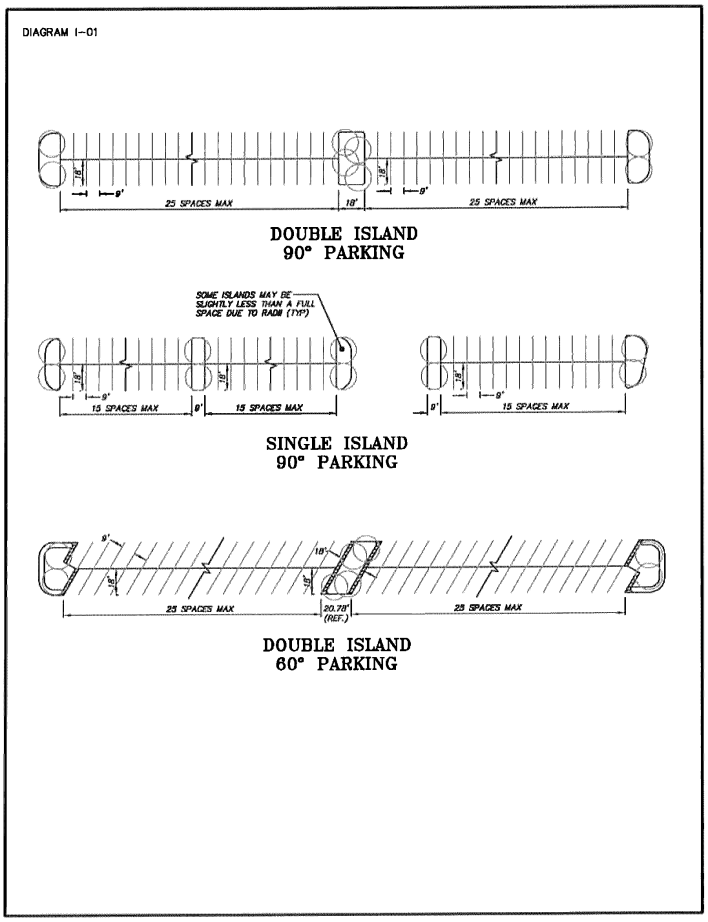
| North Site 153.37 +/- Acres | | Base Zoning | | | Proposed Overlay District Amendment | | | Preliminary Calculations | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Base Zoning | Minimum Landscaped Area | Minimum Canopy Coverage | Proposed Overlay | Minimum Landscaped Area | Minimum Canopy Coverage | Proposed Zoning | Open Space | Canopy Coverage |
| Subarea 1 - Residential | 45.16 Acres | NR-3 | 55% | 50% | NR-3 (NRMU) | 40% | 45% | NR-3 | 43.0% | 42.0% |
| | | NRMMU-12 | 40% | 45% | | | | | | |
| Subarea 2 - Marketplace | 108.21 Acres | CM-G | 20% | 30% | RCC-D | 10% | 20% | RCC-D | 21.0% | 28.0% |
| | | NRMU | 20% | 40% | | | | | | |
| | | NRMU-12 | 40% | 45% | | | | | | |

| South Campus (Approximately 220 Acres) | | Base Zoning Requirements | | | Rayzor Ranch South Campus Overlay | | | |
|---|---|---|---|---|---|---|---|---|
| | Approximate Land Area (Acres) | Base Zoning | Minimum Landscaped Area | Minimum Canopy Coverage | Open Space | Minimum Landscaped Area | Minimum Canopy Coverage | |
| Town Center District (RR-1)/RR-2 and South Mixed Use (Hotel, RR, O, SF, MF, P) | 160 | RCC-D | 10% | 20% | 28% | 24% | 22% | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| South Mixed Use (SF) | 20 | NRMU | 20% | 40% | 48% | 40% | 41% | |
| South Mixed Use (MF, O, RR, BH, Hotel, P) | 40 | NRMU | 20% | 40% | 25% | 20% | 40% | |

Land areas do not include Cook Children's, Public Roads. DME site or Drill Site.

**Diagram 1 - Parking Lot Landscape Islands**



# TEXAS SECRETARY of STATE
# JANE NELSON

## BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

| | | | |
|---|---|---|---|
| **Filing Number:** | 804342689 | **Entity Type:** | Domestic Limited Liability Company (LLC) |
| **Original Date of Filing:** | December 9, 2021 | **Entity Status:** | In existence |
| **Formation Date:** | N/A | | |
| **Tax ID:** | 32082235865 | **FEIN:** | |
| **Duration:** | Perpetual | | |

**Name:** FOOD STREET DENTON LLC

**Address:** 13642 OMEGA RD
DALLAS, TX 75244-4514 USA

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

| Name | Address | Inactive Date |
|---|---|---|
| RED WATER DENTON LLC | 13642 Omega Rd<br>Dallas, TX 75244 USA | |

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# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 11, 2026

**SUBJECT**

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

**BACKGROUND**

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

| | |
|---|---|
| Date Application Filed: | October 21, 2025 |
| Planning & Zoning Commission Meeting: | November 19, 2025 |
| Days in Review: | 29 Days |
| Extension Approved: | November 19, 2025 |
| Planning & Zoning Commission: | December 17, 2025 |
| Days in Review: | 28 Days |
| Extension Approved: | December 17, 2025 |
| Planning & Zoning Commission: | January 14, 2025 |
| Days in Review: | 29 Days |
| Extension Approved: | January 14, 2025 |
| Planning & Zoning Committee: | February 11, 2026 |
| Days in Review: | 29 Days |

This is the **fourth extension request** received for this item.

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (Exhibit 6). Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary.

**OPTIONS**

1. Approve as submitted

2. Approve requested extension
3. Deny with reasons

**RECOMMENDATION**

Staff recommends denial of this plat as it does not meet the established criteria for approval; however, Staff has no objection to the requested extension (Exhibit 6), which could be granted to a date certain of February 11, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

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

| Date | Council, Board, Commission | Request | Action |
|---|---|---|---|
| November 19, 2002 | City Council | Specific Use Permit for a gas well development | Approved |
| November 19, 2025 | Planning & Zoning Commission | Plat extension request | Approved |
| December 17, 2025 | Planning & Zoning Commission | Plat extension request | Approved |
| January 14, 2025 | Planning & Zoning Commission | Plat extension request | Approved |

**PUBLIC OUTREACH**

No public outreach is required for preliminary plats.

**DEVELOPER ENGAGEMENT DISCLOSURES**

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

**EXHIBITS**

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

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Sean Jacobson
Associate Planner

# Planning Staff Analysis

## PP25-0005d / Roselawn Meadows

## Planning & Zoning Commission

**REQUEST:**
Preliminary Plat for an approximately 6.494-acre site

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

**RECOMMENDATION:**
Staff recommends denial of this Preliminary Plat as it does not meet the established approval criteria.

# Preliminary Plat Approval Review Criteria

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | **Met** | **Not Met** | **N/A** |
| **1. Generally** | | | |
| **a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.**<br>**Findings:**<br>The Preliminary Plat does not meet all review criteria, as detailed herein. | ☐ | ☒ | ☐ |
| **b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.**<br>**Findings:**<br>The Preliminary Plat does meet the review criteria of DDC Section 2.6.3D. | ☐ | ☒ | ☐ |
| **c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.**<br>**Findings:**<br>There is no conflict. | ☐ | ☐ | ☒ |
| **2. Prior Approvals** | | | |
| **a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.** | ☐ | ☒ | ☐ |

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

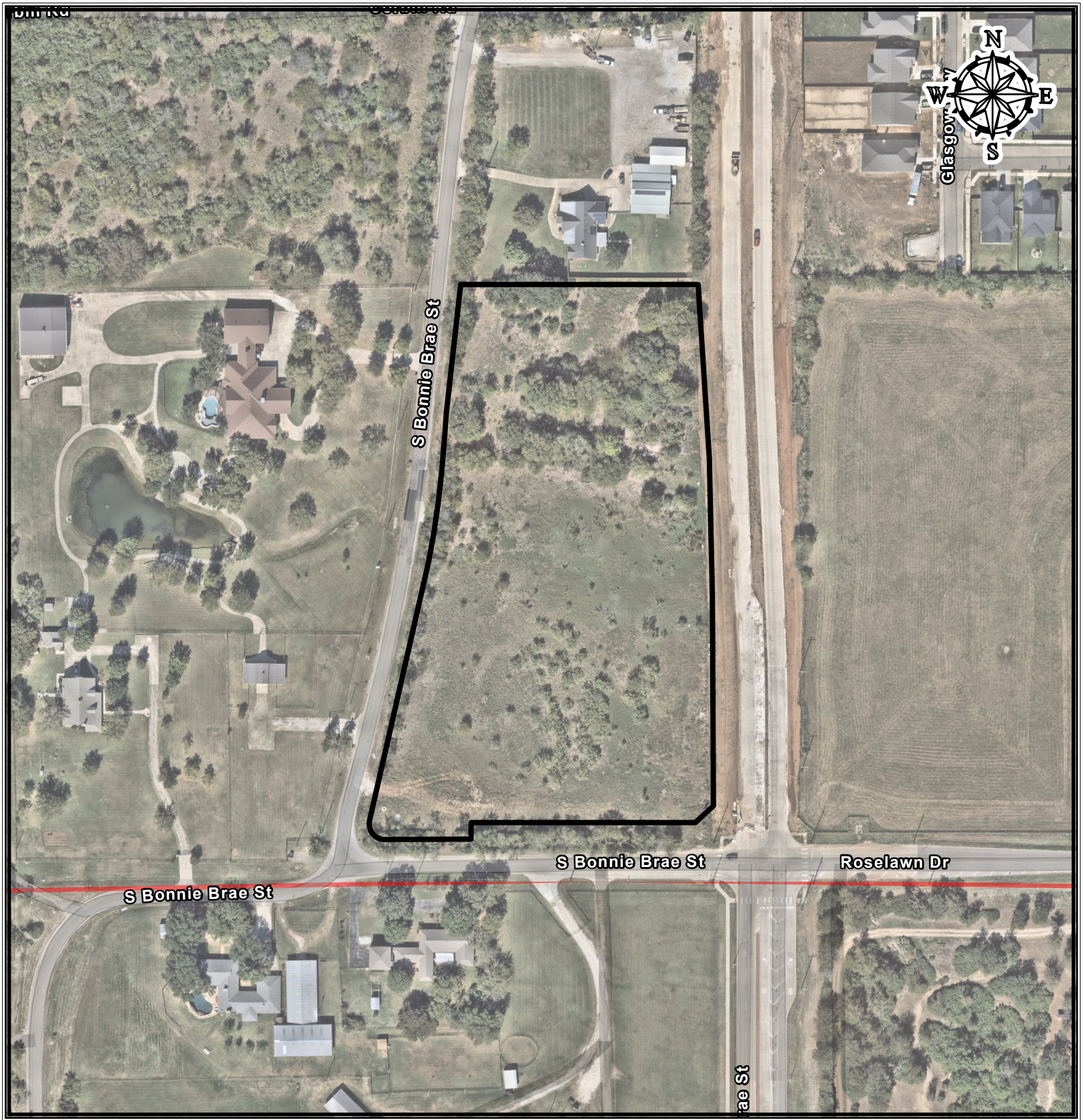
| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | **Met** | **Not Met** | **N/A** |
| **b. Compliance with these standards is applied at the level of detail required for the subject submittal.**<br>**Findings:**<br>Submittal was reviewed at the level of detail required for a Preliminary Plat, and this level of detail has been met for this project. | ☒ | ☐ | ☐ |
| **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.**<br>**Findings:**<br>The proposed development complies all other city regulations and with applicable federal and state government standards. | ☒ | ☐ | ☐ |
| **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.**<br>**Findings:**<br>There are no interlocal or development agreements associated with this plat. | ☐ | ☐ | ☒ |
| **7. Minimizes Adverse Environmental Impacts** | | | |
| **a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.**<br>**Findings:**<br>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. | ☐ | ☐ | ☒ |
| **8. Minimizes Adverse Impacts on Surrounding Property** | | | |

| 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.**<br>**Findings:**<br>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.**<br>**Findings:**<br>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. | ☐ | ☐ | ☒ |
| **10. Compliance with Utility, Service, and Improvement Standards** | | | |
| **a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.**<br>**Findings:**<br>The designs shown on the proposed Preliminary Plat comply with applicable regulatory standards for public infrastructure, to the extent that such designs are shown and reviewed at the Preliminary Plat stage. | ☒ | ☐ | ☐ |
| **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.**<br>**Findings:**<br>Adequate road capacity exists to serve the subdivision, and the design has been determined to be adequate, to the extent it can be reviewed at this stage, to ensure safe ingress and egress. | ☒ | ☐ | ☐ |
| **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** | ☒ | ☐ | ☐ |

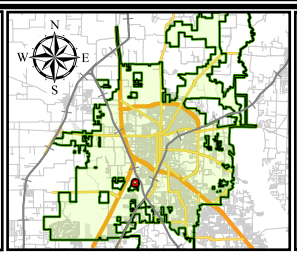
| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.**<br>**Findings:**<br>Adequate public service and facility capacity appears to exist to accommodate the proposed uses while maintaining adequate levels of service for existing development. | | | |
| **13. Rational Phasing Plan** | | | |
| a. **If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.**<br>**Findings:**<br>No phasing plan is proposed for this plat. | ☐ | ☐ | ☒ |

| Preliminary Plat Review Approval Criteria (DDC Section 2.6.3) | Applicability | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **14. Provides a layout of lots, roads, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive natural areas or other community resources.**<br>**Findings:**<br>The Preliminary Plat meets the above approval criteria. | ☒ | ☐ | ☐ |
| **15. Provides evidence of public water and sewer system connections.**<br>**Findings:**<br>This development will be served by City of Denton Water and Wastewater. | ☒ | ☐ | ☐ |
| **16. Identifies and adequately mitigates known natural hazard areas**.<br>**Findings:**<br>The proposed development must comply with all applicable standards and specifications adopted by the City. | ☒ | ☐ | ☐ |
| **17. Proposes reasonable project phasing in terms of infrastructure capacity.**<br>**Findings:**<br>No phasing plan is proposed for this plat. | ☐ | ☐ | ☒ |

# PP25-0005
# Aerial Site Location



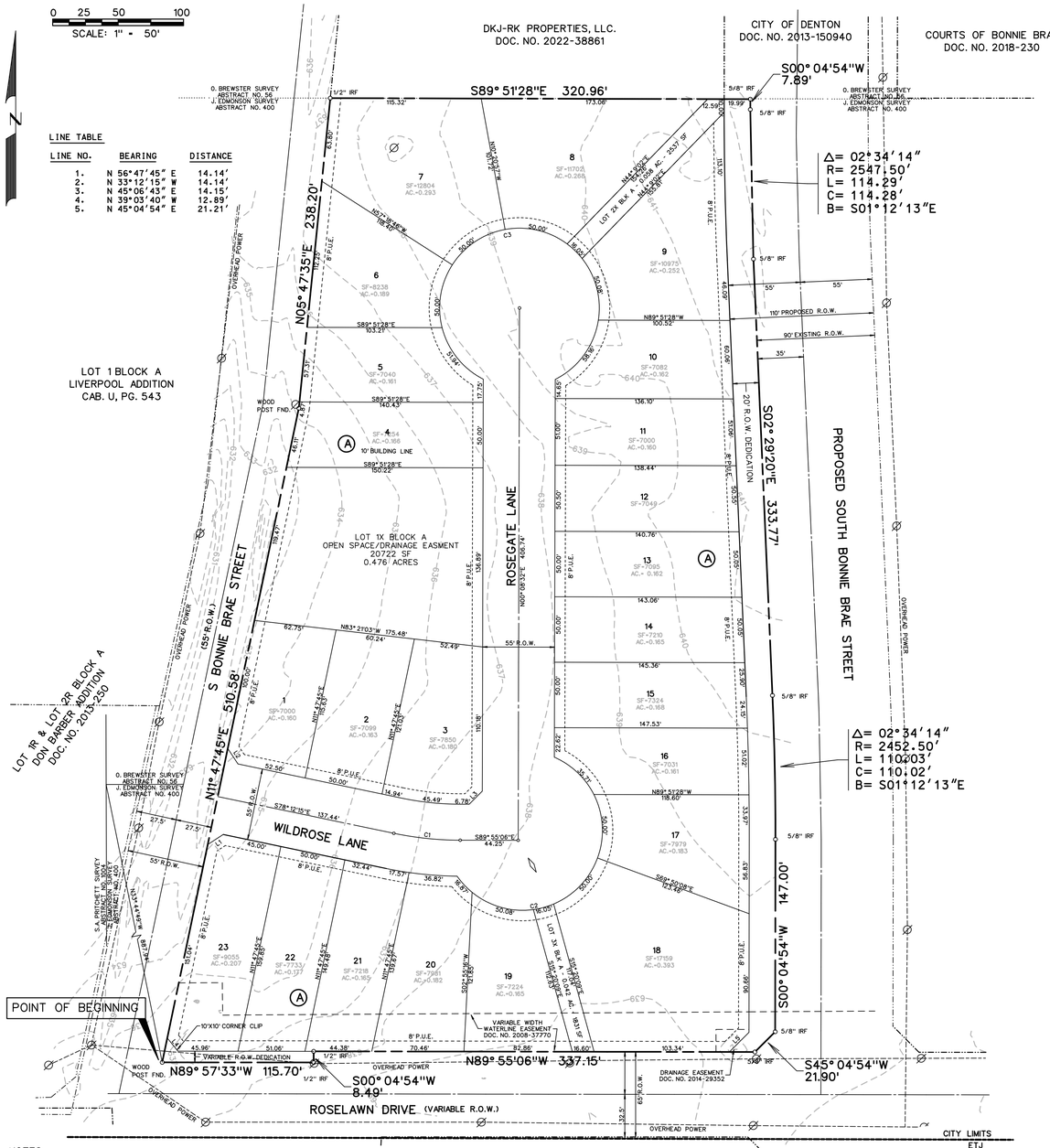

COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 50 100 200 Feet

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

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




LINE TABLE

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

CURVE TABLE

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

NOTES

1. Bearings are referenced to a 6.494 acre tract, as recorded in Doc. No. 2024-66844, in the Deed Records of Denton County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. LEGEND
   IRF - Iron Rod Found
   W.E. - Water Easement
   C.M. - Controlling Monument
   P.U.E. - Public Utility Easement - ----------
   ——— - Boundary line
   – · – · – - Building line
   – – – – – - Overhead powerline
   ——·—·—— - Centerline
   ~~~~~ - Contour line
   ∅ - Power Pole
   Ⓜ - Block letter
5. The City of Denton has adopted the National Electrical Safety Code (The "CODE"). The code generally prohibits structures within 17.5 feet on either side of the center line of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances the code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the building official with specific questions.
6. Bearings are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
7. No floodplain exists on site according FEMA Map No. 48121C0370G, Dated 4-18-2011
8. Water and Wastewater service will be provided by the City of Denton.
9. Discharge from any detention pond outfall or storm drain may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
10. Acceptance of the drainage feature identified on the Preliminary Plat are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Stormwater Design Criteria Manual and Comprehsive Master Drainage Plan.
11. Temporary entry for city staff shall be permitted.
12. 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.

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SURVEYOR'S CERTIFICATE

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

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

THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this_____day of_____, 2026.

NOTARY PUBLIC, STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

ROSELAWN MEADOWS LAND, LLC.

BY: _____

THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared_____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this_____day of_____, 2026.

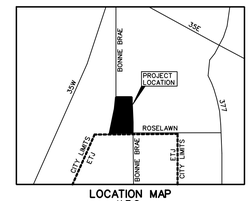
NOTARY PUBLIC, STATE OF TEXAS

THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, AND SUCCESSORS: THE PORTION OF BLOCK H, LOT 19, SHOWN ON THE PLAT, IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, SHALL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE HOA AND OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE DRAINAGE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL STORM SEWER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY. THE OWNERS AND HOA SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAR AND FREE OF DEBRIS, SILT AND ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE HOA AND OWNERS TO ALLEVIATE ANY UNDESIRABLE CONDITIONS THAT MAY OCCUR. FURTHERMORE, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE ABOVE-DESCRIBED DRAINAGE AND DETENTION EASEMENT TO REMOVE ANY OBSTRUCTIONS TO THE FLOW OF WATER, AFTER GIVING THE HOA AND OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND HOA AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION. THE CITY OF DENTON SHALL BE REIMBURSED BY THE HOA AND OWNERS REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT OR OTHERWISE.

APPROVED THIS_____DAY OF_____A.D. 2026 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS

PLANNING & ZONING COMMISSION CHAIRMAN

CITY SECRETARY




LOCATION MAP
N.T.S.

PRELIMINARY PLAT
OF
# ROSELAWN MEADOWS
LOTS 1-23, BLOCK A
LOTS 1X-3X BLOCK A
TOTAL RESIDENTIAL LOTS 23
TOTAL OPEN SPACE 3
TOTAL LOTS 26
TOTAL ACRES 6.494
TOTAL SQUARE FOOTAGE 282,288.13
ZONED R-4
OUT OF THE
J. EDMONSON SURVEY, ABSTRACT NO. 400
IN THE
CITY OF DENTON
DENTON COUNTY, TEXAS

OWNER
ROSELAWN MEADOWS LAND, LLC.
200 SWISHER ROAD, BLDG B
LAKE DALLAS, TEXAS 75065

CORWIN ENGINEERING, INC.
TBPE FIRM NO. 5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
WARREN L. CORWIN (972) 396-1200

JANUARY 2026 SCALE: 1"=50'

PP25-0005

CORWIN JOB NO. 24039
   ~~~~~

# TEXAS SECRETARY of STATE
# JANE NELSON

**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

| | | | |
|---|---|---|---|
| **Filing Number:** | 805515107 | **Entity Type:** | Domestic Limited Liability Company (LLC) |
| **Original Date of Filing:** | April 19, 2024 | **Entity Status:** | In existence |
| **Formation Date:** | N/A | | |
| **Tax ID:** | 32094714196 | **FEIN:** | |
| **Duration:** | Perpetual | | |

**Name:** Roselawn Meadows Land Limited Liability Company

**Address:** 200 SWISHER RD BLDG B
LAKE DALLAS, TX 75065-2324 USA

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

| Name | Address | Inactive Date |
|---|---|---|
| Capitol Corporate Services, Inc. | 1501 S Mopac, Ste 220<br>Austin, TX 78746 USA | |

Order | Return to Search

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Instructions:

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

**CORWIN ENGINEERING, INC.**

200 W. Belmont • Suite E • Allen, TX 75013
(972) 396-1200 • FAX (972) 396-4987

February 3, 2026

Miranda Meza
City of Denton
401 N. Elm Street
Denton, Texas 76201

RE: Roselawn Meadows – PP25-0005

As the representative of Roselawn Meadows, City project number PP25-0005. I hereby request a 30-day extension for action on the preliminary plat for Roselawn Meadows within thirty (30) days of the submittal date of the preliminary plat. The associated plat will be resubmitted to Development Services ten (10) business days prior to the desired meeting to provide adequate time for staff review and scheduling purposes.

Sincerely,

Chase Finch

Chase Finch
Corwin Engineering, Inc.

# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 11, 2026

**SUBJECT**

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

**BACKGROUND**

The purpose of the final plat is to create a lot of record. The subject property is undeveloped and is surrounded by residential and undeveloped properties. The Burlington Northern and Santa Fe Railway owns railroad tracks forming the eastern and northern property boundaries. The subject property is partially encumbered by floodplain, and it has street frontage on Ganzer Road.

The subject property is in the City of Denton's Extraterritorial Jurisdiction Division 1 (ETJ). While the City of Denton's subdivision regulations are applicable in the ETJ, the City has no zoning authority or land use authority in the ETJ. Additionally, building permit review is under the jurisdiction of Denton County.

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

| | |
|---|---|
| Date Application Filed: | January 12, 2026 |
| Planning & Zoning Commission Meeting: | February 11, 2026 |
| Days in Review: | 29 Days |

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

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699. The applicant has requested an additional 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 February 25, 2026. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

**OPTIONS**

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

**RECOMMENDATION**

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of February 25, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

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

No prior actions by City of Denton City Council, Boards, or Commissions.

**PUBLIC OUTREACH**

No public outreach is required for a final plat.

**DEVELOPER ENGAGEMENT DISCLOSURES**

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

**EXHIBITS**

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

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Matt Bodine
Assistant Planner

# Planning Staff Analysis

## FP26-0001/ DNT Interchange Development
## ETJ
## Planning & Zoning Commission

**REQUEST:**
Final Plat for an approximately 119.653-acre tract.

**APPLICANT:**
Allison Engineering Group on behalf of Denton & North Texas Railroad LLC.

**RECOMMENDATION:**
Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension to a date certain of February 25, 2026.

# Final Plat Approval Review Criteria

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | **Met** | **Not Met** | **N/A** |
| **1. Generally** | | | |
| **a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.**<br><br>**Findings:**<br>The Final Plat does not meet all applicable review criteria. See Criterion 2, 4-5, 12, 15-16. | ☐ | ☒ | ☐ |
| **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.**<br><br>**Findings:**<br>The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein. See Criterion 15-16 | ☐ | ☒ | ☐ |
| **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.**<br><br>**Findings:**<br>There is no conflict. | ☒ | ☐ | ☐ |
| **2. Prior Approvals** | | | |
| **a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development** | ☐ | ☒ | ☐ |

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **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.**<br><br>**Findings:**<br>1. Engineering Plans, CEP25-0058, must be approved prior to approval of the Final Plat (DDC 8.2.3.A). | | | |
| **3. Consistent with Comprehensive Plan and Other Applicable Plans**<br>**The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.**<br><br>**Findings:**<br>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. | ☐ | ☐ | ☒ |
| **a. The decision-making authority shall weigh competing plan goals, policies, and strategies**<br><br>**Findings:**<br>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. | ☐ | ☐ | ☒ |
| **b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan.**<br><br>**Findings:**<br>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. | ☐ | ☐ | ☒ |
| **Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)** | **Compliance** | | |
| **4. Compliance with this DDC** | | | |
| **a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.**<br><br>**Findings:**<br>The proposed Final Plat is not compliant with this criterion. See Criterion 15. | ☐ | ☒ | ☐ |

| 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.**<br><br>**Findings:**<br>1. Provide a legend for all abbreviations, graphic symbols, and line types used. Easement line type should be different from floodplain line type. (FPC 2.12)<br>2. Display the location of the centerline of creeks and drainage ways (i.e. Moores Branch Tributary 11 and 11.1) tied to dimensions in feet and hundredths of feet with bearings and angles. No unplatted remainder will be allowed between property boundaries and centerlines of creeks. (FPC 3.12)<br>3. Show floodplain buffer extending 200 feet from the edge of the floodplain. Note the current effective Flood Insurance Rate Map and any map changes (Letters of Map Amendment, Conditional Letters of Map Revision, etc.). Show, label, and dimension drainage and floodway easements. (DDC 7.5.3I, N; DCM 4.12, FPC 3.11)<br>a. Drainage and floodplain easements shall be provided for all open natural streams or manmade drainage facilities. Easements shall encompass all areas lower than a ground elevation defined as being the highest of the following:<br>i. 15 feet outside the calculated fully developed water surface elevation and associated flood boundary based on a design storm whose frequency is 100 years. (DCM 4.12) | ☐ | ☒ | ☐ |
| **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.**<br><br>**Findings:**<br>The Final Plat is not compliant with this criterion. See Criterion 4 & 15. | ☐ | ☒ | ☐ |
| **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.** | ☐ | ☐ | ☒ |

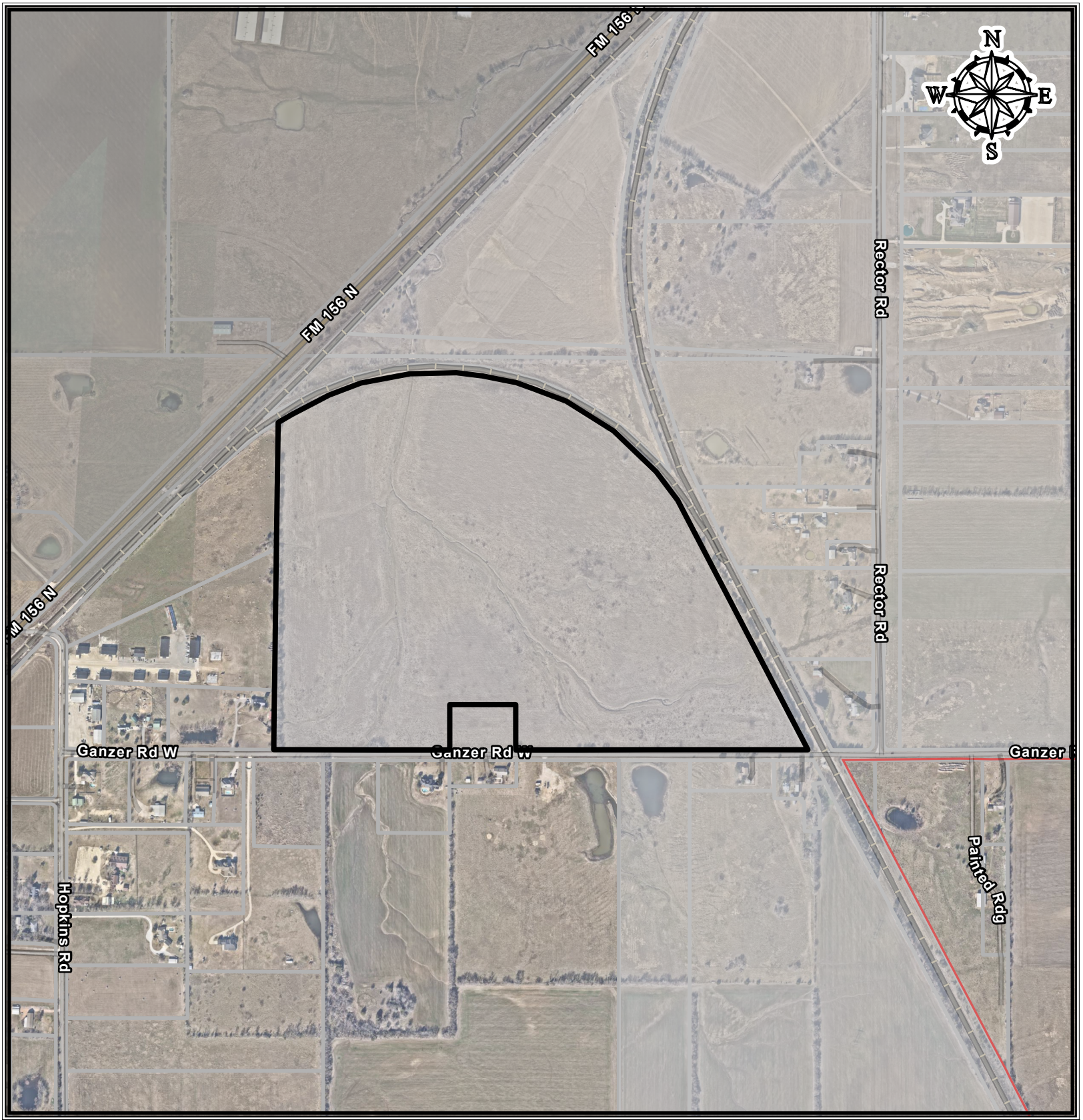
| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **Findings:**<br>There are no development agreements applicable to this proposed Final Plat. | | | |
| **7. Minimizes Adverse Environmental Impacts** | | | |
| **a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.**<br>**Findings:**<br>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. | ☐ | ☐ | ☒ |
| **8. Minimizes Adverse Impacts on Surrounding Property** | | | |
| **a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.**<br>**Findings:**<br>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.**<br>**Findings:**<br>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. | ☐ | ☐ | ☒ |
| **10. Compliance with Utility, Service, and Improvement Standards** | | | |

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.**<br><br>**Findings:**<br>The Final Plat is compliant with this criterion. | ☒ | ☐ | ☐ |
| **11. Provides Adequate Road Systems** | | | |
| **a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.**<br><br>**Findings:**<br>The Final Plat is compliant with this criterion. | ☒ | ☐ | ☐ |
| **12. Provides Adequate Public Services and Facilities** | | | |
| **a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.**<br><br>**Findings:**<br>The Final Plat is not compliant with this criterion. See Criterion 2. | ☐ | ☒ | ☐ |
| **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.**<br><br>**Findings:**<br>There is no phasing plan associated with the proposed Final Plat. | ☐ | ☐ | ☒ |

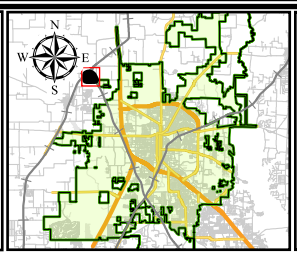
| Final Plat Review Applicability Criteria (DDC Section 2.6.4.D) | Applicability | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.**<br><br>**Findings:**<br>There is no preliminary plat associated with the proposed Final Plat. | ☐ | ☐ | ☒ |
| **15. Whether the development will substantially comply with all requirements of this DDC.**<br><br>**Findings:**<br>1. The floodplain standards defined in Subsection 7.4 of the Denton Development Code shall apply to all land and all development within the extraterritorial jurisdiction (ETJ) of the City. (DDC 7.4.2.A.2)<br>2. Upon field verification, areas designated as FEMA 1% Annual Chance Floodplain would be classified according to the existing conditions as developed or undeveloped floodplains. Because the FIRM defines what areas qualify as Floodplain ESA, the applicant should complete any intended CLOMR, LOMR, or LOMA before proceeding with any site plans. (DDC 7.4.6)<br>3. Label minimum finish floor elevation for each pad site on any lot encumbered by floodplain or within the 200' floodplain buffer. If a single lot is expected to have multiple buildings, the location of each pad site must be shown on the plat with its minimum elevation. (DDC Section 7.5.3I.3, FPC 3.14)<br>a. The minimum finished floor elevation is eighteen (18) inches above the one-hundred-year water surface elevation based on fully developed conditions or thirty (30) inches above the base flood elevation as indicated in the flood insurance study (FIS) or, if the BFE is unavailable, thirty (30) inches above the one-hundred-year flood elevation based on current development watershed conditions. In zone A, the FEMA's Estimated Base Flood Elevation (BFE) viewer may be used to establish flood elevations. (https://webapps.usgs.gov/infrm/estbfe/) | ☐ | ☒ | ☐ |
| **16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.** | ☐ | ☒ | ☐ |

| Final Plat Review Applicability Criteria (DDC Section 2.6.4.D) | Applicability | | |
|---|---|---|---|
| | Met | Not Met | N/A |
| **Findings:**<br>1. Provide a copy of the computer-generated closure report for the metes and bounds description. (FPC 5.2)<br>2. Add the following plat notes (FPC 5.8):<br>a. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by (fill out), g.f. no. (fill out), effective date (fill out date). The surveyor has not abstracted the above property.<br>b. 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.<br>c. There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision. OR<br>d. All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.<br>e. Ganzer Railroad Addition lies within (shaded or unshaded) zone map (number), map number (number), dated (date), as per flood insurance rate.<br>3. Make the following changes to the dedication language (FPC 5.4):<br>a. Add "at all times the full right of ingress and egress to and from their respective easements and the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths"<br>b. Add "their respective systems in said easements", "reading meters", "City of Denton and Denton County", and "The streets and alleys are dedicated for street purposes."<br>c. Replace text with property owner.<br>4. Use text from Standard Plat Notes for signature block. (FPC 5.5) | | | |

# FP26-0001
## Site Location Map



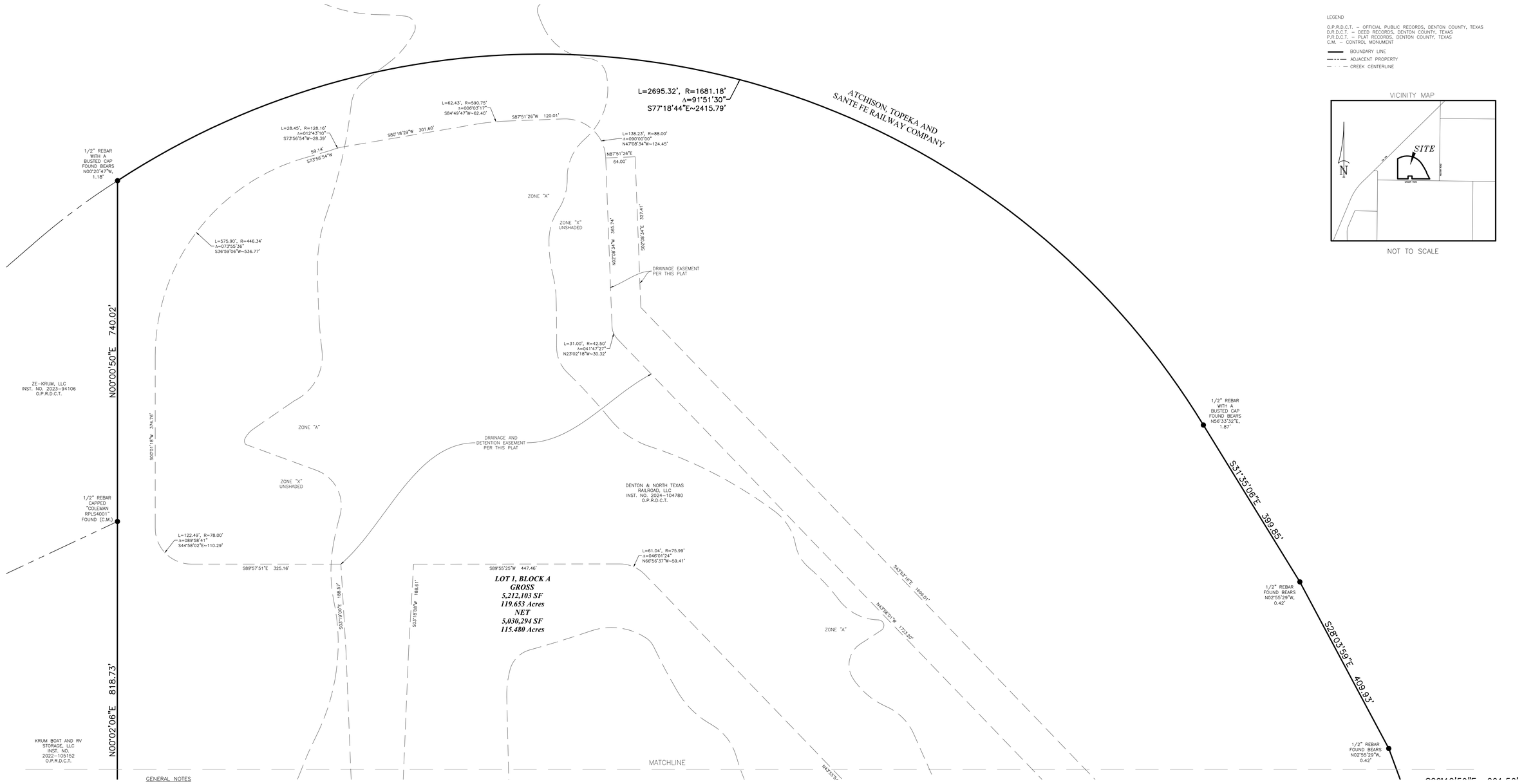

- COD
- ETJ
- ETJ 2
- NAA 8/1/20
- NAA 8/1/40



0 225 450 900 Feet

CITY OF DENTON
Development Services · GIS
Date: 1/15/2026

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




LEGEND

O.P.R.D.C.T. – OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T. – DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. – PLAT RECORDS, DENTON COUNTY, TEXAS
C.M. – CONTROL MONUMENT

BOUNDARY LINE
ADJACENT PROPERTY
CREEK CENTERLINE

VICINITY MAP




NOT TO SCALE

N

100 50 0 100

SCALE IN FEET
1"=100'

GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observatinos using the Allterra RTK Network and adjusted to surface using a scale factor of 1.00015063.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to create one recorded lot out of a tract of land.
4. Water to be provided by private water well for which a permit through the Denton County will be required.
5. The proposed lots meet the land use standards of the City of Denton for On-Site Sewer Facility. Final approval of an On-Site Sewer Facility is subject to review and approval by Denton County.
6. On Site Sewage Facilities shall not be located inside a publicly dedicated easement.
7. The Finished Floor Elevation shall be a minimum of two (2) feet above an established flood elevation on any lot adjacent to and within 200 feet of a floodplain.
8. Private improvements cannot encroach onto existing public or private easements.

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.

COUNTY IMPROVEMENT STATEMENTS

Sanitary Sewer to be handled by facilities approved by the Denton County Public Health Department.

The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.

All surface drainage easments shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.

Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.

Construction not completed within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.

A driveway culvert must be obtained from Road and Bridge Departments by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.

No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of three foot above the 100 year flood elevation.

**OWNER/DEVELOPER**
Denton & North Texas Railroad, LLC
10752 Deerwood Park Boulevard, Suite 300
Jacksonville, FL 32256

TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting

Date: 2025.10.22 Project No.: TR-590-25

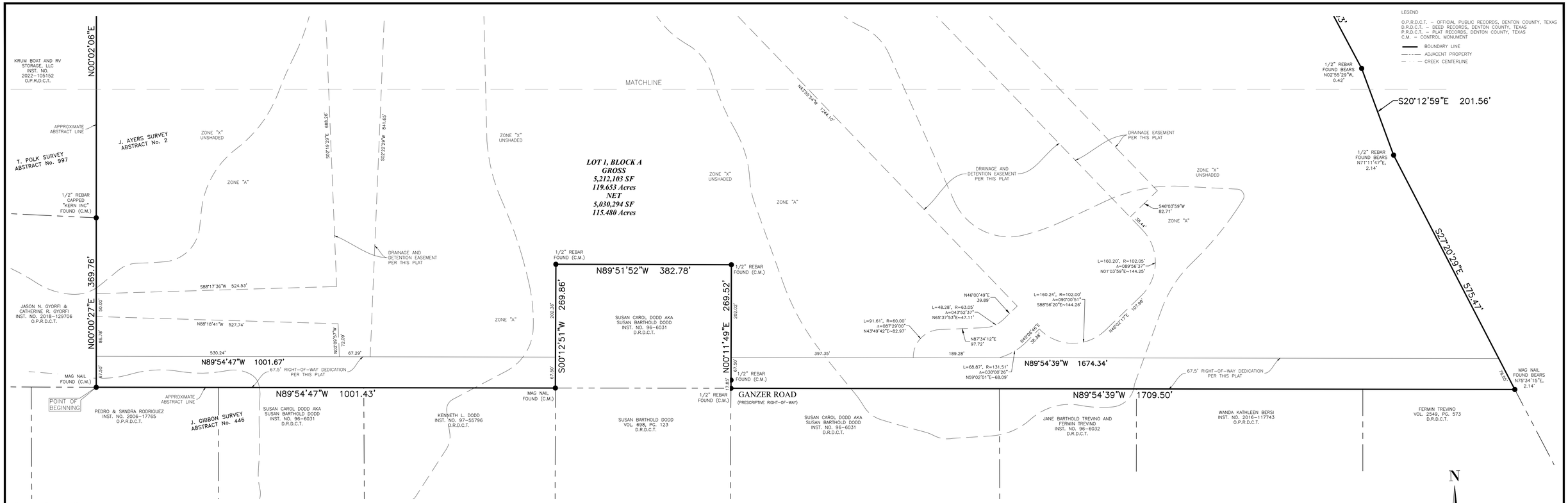
Date of Preparation: October 22, 2025
Resubmittal: _____

# FINAL PLAT
# LOT 1, BLOCK 1 GANZER RAILROAD ADDITION

BEING 119.653 ACRES
OUT OF THE JOHN AYRES SURVEY,
ABSTRACT NUMBER 2
DENTON COUNTY, TEXAS
OCTOBER 2025



FOR DENTON COUNTY PURPOSES ONLY




General Owners Certificate
STATE OF TEXAS
COUNTY OF DENTON

WHEREAS Denton & North Texas Railroad, LLC are the owners of a 119.653 acre tract of land within the John Ayres Survey, Abstract Number 2, Denton County, Texas, being all of a tract of land described to Denton & North Texas Railroad, LLC by deed recorded in Instrument Number 2024-104780, Official Public Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found for the southeast corner of a tract of land described to Jason N. Gyorfi & Catherine R. Gyorfi by deed recorded in Instrument Number 2018-129706, Official Public Records, Denton County, Texas, same being a point on the north line of a tract of land described to Pedro & Sandra Rodriguez by deed recorded in Instrument Number 2006-17765, Official Public Records, Denton County, Texas and lying in the approximate centerline of Ganzer Road;

THENCE North 00 degrees 00 minutes 27 seconds East, departing the approximate centerline of said Ganzer Road, departing the north line of said Rodriguez tract, with the east line of said Gyorfi tract, a distance of 369.76 feet to a 1/2 inch rebar capped "KERN INC" found for the northeast corner of said Gyorfi tract, same being the southeast corner of a tract of land described to Krum Boat and RV Storage, LLC by deed recorded in Instrument Number 2022-105152, Official Public Records, Denton County, Texas;

THENCE North 00 degrees 02 minutes 06 seconds East, with the east line of said Krum Boat and RV tract, a distance of 818.73 feet to a 1/2 inch rebar capped "COLEMAN RPLS4001" found for the northeast corner of said Krum Boat and RV tract, same being the southeast corner of a tract of land described to ZE-KRUM, LLC by deed recorded in Instrument Number 2023-94106, Official Public Records, Denton County, Texas;

THENCE North 00 degrees 00 minutes 50 seconds East, with the east line of said ZE-Krum tract, a distance of 740.02 feet to a point for the northeast corner of said ZE-KRUM tract, same being a point on the south right-of-way line of Atchison, Topeka and Sante Fe Railway Company tract from which a 1/2 inch rebar with a busted cap found bears North 00 degrees 20 minutes 47 seconds West, a distance of 1.18 feet and being the beginning of a curve to the right with a radius of 1681.18 feet, a central angle of 91 degrees 51 minutes 30 seconds and a chord bearing and distance of South 77 degrees 18 minutes 44 seconds East, a distance of 2695.32 feet;

THENCE with said curve to the right, with the south right-of-way line of said Atchison, Topeka and Sante Fe Railway Company, an arc length of 2695.32 feet to a 1/2 inch rebar with a busted cap found bears North 56 degrees 33 minutes 32 seconds East, a distance of 1.87 feet;

THENCE South 31 degrees 35 minutes 06 seconds East, a distance of 399.85 feet to a point for corner from which a 1/2 inch rebar found bears North 02 degrees 55 minutes 29 seconds West, a distance of 0.42 feet;

THENCE South 28 degrees 03 minutes 59 seconds East, a distance of 409.93 feet to a point for corner from which a 1/2 inch rebar found bears North 02 degrees 55 minutes 29 seconds West, a distance of 0.42 feet;

THENCE South 20 degrees 12 minutes 59 seconds East, a distance of 201.56 feet to a point for corner from which a 1/2 inch rebar found bears North 71 degrees 11 minutes 47 seconds East, a distance of 2.14 feet;

THENCE South 27 degrees 20 minutes 29 seconds East, a distance of 575.47 feet to a point for corner in the approxiamte centerline of said Ganzer Road, same being the northeast corner of a tract of land described to Fermin Trevino by deed recorded in Volume 2549, Page 573, Deed Records, Denton County, Texas from which a mag nail found bears North 75 degrees 34 minutes 15 seconds East, a distance of 2.14 feet;

THENCE North 89 degrees 54 minutes 39 seconds West, with the north line of said Trevino tract, continuing with the north line of a tract of land described to Wanda Kathleen Bersi by deed recorded in Instrument Number 2016-117743, Official Public Records, Denton County, Texas and continuing with the north line of a tract of land described to Jane Barthold Trevino and Fermin Trevino by deed recorded in Instrument Number 96-6032, Deed Records, Denton County, Texas, and continuing with the north line of a tract of land described to Susan Carol Dodd AKA Susan Barthold Dodd by deed recorded in Instrument Number 96-6031, Deed Records, Denton County, Texas, a total distance of 1709.50 feet to a 1/2 inch rebar found for the northwest corner of said Susan Dodd tract, same being the southeast corner of another Susan Dodd tract.

THENCE North 00 degrees 11 minutes 49 seconds East, with the east line of said Susan Dodd tract, passing a 1/2 inch rebar found for corner at a distance of 17.85 feet and continuing a total distance of 269.52 feet to a 1/2 inch rebar found for the northeast corner of said Susan Dodd tract;

THENCE North 89 degrees 51 minutes 52 seconds West, with a north line of said Susan Dodd tract, a distance of 382.78 feet to a 1/2 inch rebar found for the northwest corner of said Susan Dodd tract;

THENCE South 00 degrees 12 minutes 51 seconds West, with the west line of said Susan Dodd tract, a distance of 269.86 feet to a mag nail found for the southwest corner of said Susan Dodd tract, same being the northeast corner of a tract of land described to Kenneth L. Dodd by deed recorded in Instrument Number 97-55796, Deed Records, Denton County, Texas;

THENCE North 89 degrees 54 minutes 47 seconds West, with the north line of said Kenneth Dodd tract, continuing with the north line of said Susan Dodd tract, and continuing with the north line of said Rodriguez tract, a total distance of 1001.43 feet to THE POINT OF BEGINNING and containing 119.653 acres or 5,212,103 square feet of land, more or less.

Dedication Language

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we, the aforesaid do hereby adopt this plat designating the herein above tract as Ganzer Railroad Addition, an addition to Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance or efficiency of its respective systems on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

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

Witness, my hand at _____, _____, This _____ day of _____, 20_____.

Signature Block

_____
Signature – Denton & North Texas Railroad LLC Representative

_____
Printed Name

_____
Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

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

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

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

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

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

_____
Notary Public in and for the State of Texas

THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) RECORDED LOT OUT OF A TRACT OF LAND

CERTIFICATE OF APPROVAL:

Recieved and approved this _____ day of _____, 20_____.

_____
Director of Development Services

_____
City Secretary

**OWNER/DEVELOPER**
Denton & North Texas Railroad, LLC
10752 Deerwood Park Boulevard, Suite 300
Jacksonville, FL 32256

TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2025.10.22 Project No.: TR-590-25

# FINAL PLAT
# LOT 1, BLOCK 1 GANZER RAILROAD ADDITION

BEING 119.653 ACRES
OUT OF THE JOHN AYRES SURVEY, ABSTRACT NUMBER 2
DENTON COUNTY, TEXAS
OCTOBER 2025



FOR DENTON COUNTY PURPOSES ONLY

Allison Engineering Group
Planning Communities - Designing the Systems That Serve Them

2415 N Elm Street
Denton, TX 76201
Office: 940.380.9453
Fax: 940.380.9431
www.ae-grp.com
TBPE Firm #: 7898

*January 30, 2026*

Lexi Barnett
City of Denton Planning Department
City Hall West
401 N. Elm St.
Denton, TX 76201

Re: FP26-0001 DNT Interchange Development – Final Plat Extension Request

Ms. Barnett:

Allison Engineering Group is requesting an extension of the Final Plat for FP26-0001DNT Interchange Development. This extension will give time to appropriately address the City's review comments regarding this Final Plat. Thank you for your assistance.

Respectfully Submitted,
***Allison Engineering Group***

Daniel Kremer

# TEXAS SECRETARY of STATE
# JANE NELSON

## BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

| | | | |
|---|---|---|---|
| **Filing Number:** | 805719770 | **Entity Type:** | Foreign Limited Liability Company (LLC) |
| **Original Date of Filing:** | September 24, 2024 | **Entity Status:** | In existence |
| **Formation Date:** | N/A | | |
| **Tax ID:** | 32096917623 | **FEIN:** | 995054836 |

| | |
|---|---|
| **Name:** | Denton & North Texas Railroad LLC |
| **Address:** | 10752 Deerwood Park Blvd., Suite 300<br>Jacksonville, FL 32256 USA |
| **Fictitious Name:** | N/A |
| **Jurisdiction:** | DE, USA |
| **Foreign Formation Date:** | September 20, 2024 |

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

| Name | Address | Inactive Date |
|---|---|---|
| Corporation Service Company d/b/a CSC-Lawyers Incorporating Service Company | 211 East 7th Street, Suite 620<br>Austin, TX 78701 USA | |

# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 11, 2026

**SUBJECT**

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

**BACKGROUND**

The applicant, McAdams, on behalf of the owner, Arthur and Kathryn Smuck, is requesting to rezone approximately 5.36 acres of land from Rural Residential (RR) District to General Office (GO) District for the purpose of developing a variety of commercial uses such as a Restaurant, Hotel, and General Retail.

**The applicant is requesting this item be continued to a date certain of February 25, 2026.**

**EXHIBITS**

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurksi, AICP
Planning Director

Prepared by:
Matt Bodine
Assistant Planner

# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 11, 2026

**SUBJECT**

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

**BACKGROUND**

The applicant, Gregg Madsen of Wier & Associates, on behalf of the property owner, Lattimore Materials Corporation, has submitted a request for a Specific Use Permit (SUP) to allow for Outdoor Storage use on approximately 4.95 acres of land within the Light Industrial zoning district.

Outdoor Storage as a principal use is defined in the Denton Development Code (DDC) as follows: "As a principal use, a property or area used for the long term (more than 24 hours) storage of materials, merchandise, products, stock, supplies, machines, operable motor vehicles, equipment, manufacturing materials, or other items not kept within a structure having at least four walls and a roof. New or used motor vehicles sales and leasing display and parking, and outdoor sales and display and parking areas shall not be defined as outdoor storage. Automotive wrecking service, impound lot, junkyard, or salvage yard shall not be defined as outdoor storage."

The proposed development, Lot 4 Lattimore Industrial Park Outdoor Storage, will be utilized as a parking lot for fleet vehicles and equipment. No development meeting the tier 1 or tier 2 thresholds has been proposed at this time.

The subject property is currently operating as a parking lot for the adjacent Concrete Batch Plant. The purpose of this SUP request is to separate the subject property from the Concrete Batch Plant to operate as independent Outdoor Storage. The surrounding area is made up of Light Industrial uses to the north, west, and south, while the property to the east is undeveloped.

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

**OPTIONS**

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

**RECOMMENDATION**

Staff recommends **approval** of the SUP request subject to the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan. Administrative approval of changes that do not increase the size and number of the Outdoor Storage buildings and equipment, change the number of parking spaces, or decrease the buffer and screening requirements, may be administratively approved, if such changes are permissible per the Denton Development Code. All other changes shall require a Specific Use Permit amendment in accordance with the Denton Development Code.

2. The City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, and the attached landscape plan. The attached site plan and landscape plan are incorporated as requirements of the SUP.

3. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

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

| Date | Council, Board, Commission | Request | Action |
|---|---|---|---|
| 1969 | City Council | Annexation | Approved |
| 1997 | City Council | Rezoning from Agricultural (A) zoning district to Light Industrial (LI) zoning district | Approved |
| 2002 | City Council | City wide rezoning to Industrial Center Employment (IC-E) | Approved |
| 2019 | City Council | City wide rezoning to Light Industrial (LI) | Approved |

**PUBLIC OUTREACH:**

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

- On January 20, 2026, nine (9) notices were sent to property owners within 200 feet of the subject property. As of the writing of this report, staff has not received any written responses.

- On January 20, 2026, fifteen (15) courtesy notices were sent to physical addresses within 500 feet of the subject property.

- A notice was published on the City's website on January 20, 2026.

- A notice was published in the Denton Record Chronicle on January 25, 2026.

- The developer did not hold neighborhood meetings, instead reaching out individually to adjacent property owners. No significant response was reported to staff.

- Two signs were posted on the property on January 20, 2026.

**DEVELOPER ENGAGEMENT DISCLOSURES**

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

**EXHIBITS**

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Future Land Use Map
5. Zoning Map
6. Site Plan
7. Notification Map
8. Draft Ordinance

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Bryce Van Arsdale
Assistant Planner

# Planning Staff Analysis
## S25-0014 / Lot 4 Lattimore Industrial Park
## City Council District 3

**REQUEST:**
Specific Use Permit (SUP) to allow for an Outdoor Storage use on approximately 4.95 acres of land, generally located on the west side of Interstate Highway 35 West, approximately 287 feet north of Metro Street in the City of Denton, Denton County, Texas.

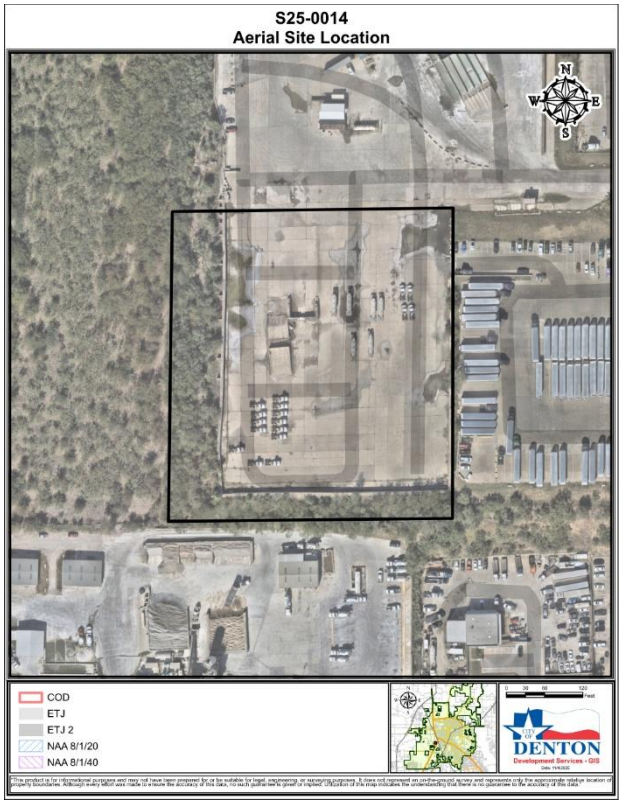
**APPLICANT:**

Gregg Madsen of Wier & Associates

**STAFF RECOMMENDATION:**
Staff recommends **approval** of the SUP subject to the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan. Administrative approval of changes that do not increase the size and number of the Outdoor Storage buildings and equipment, change the number of parking spaces, or decrease the buffer and screening requirements may be administratively approved, if such changes are permissible per the Denton Development Code. All other changes shall require a Specific Use Permit amendment in accordance with the Denton Development Code.

2. The City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, and the attached landscape plan. The attached site plan and landscape plan are incorporated as requirements of the SUP.




3. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

**SITE DATA:**
The subject property is located on the west side of Interstate Highway 35 West, approximately 287 feet north of Metro Street and is currently used as a parking and storage area for the adjacent Concrete Batch Plant and is developed with existing concrete paving and perimeter fencing. The subject property is situated in an area largely comprised of light industrial uses, and abuts a 9.8-acre tract of undeveloped land, owned by Rayzor Investments LTD.

The applicant has submitted the request in order to facilitate the continued use of the subject property separate from the existing Concrete Batch Plant. In the Light Industrial Zoning District, Outdoor Storage as a primary use requires approval of an SUP. No development meeting the tier one or tier two thresholds as specified in the Denton Development Code (DDC) Subsection 7.2.2 has been proposed at this time. The subject property will take access from an existing entryway on the Interstate Highway 35 West frontage road.

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

The subject property is zoned Light Industrial (LI) District (see Exhibit 5). The area surrounding the subject property is predominantly made up of industrial zoning districts, with Light Industrial Zoning present to the north, east, and south, and Heavy Industrial Zoning to the west, as further described in the table below.

**SURROUNDING ZONING AND LAND USES:**

| | | |
|---|---|---|
| **Northwest:**<br>• Zoning: Heavy Industrial (HI)<br>• Use: Undeveloped | **North:**<br>• Zoning: Light Industrial (LI)<br>• Use: Concrete Batch Plant | **Northeast:**<br>• Zoning: Light Industrial (LI)<br>• Use: Equipment Sales and Rental |
| **West:**<br>• Zoning: Heavy Industrial (HI)<br>• Use: Undeveloped | **SUBJECT PROPERTY** | **East:**<br>• Zoning: Light Industrial (LI)<br>• Use: Equipment Sales and Rental |
| **Southwest:**<br>• Zoning: Light Industrial (LI)<br>• Use: Concrete Batch Plant | **South:**<br>• Zoning: Light Industrial (LI)<br>• Use: Concrete Batch Plant | **Southeast:**<br>• Zoning: Light Industrial (LI)<br>• Use: Automotive Wrecking Service |

**CONSIDERATIONS:**

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

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

      The general criteria have been applied.

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

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

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

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

2. *Prior Approvals*

No prior approvals have taken place on the subject property.

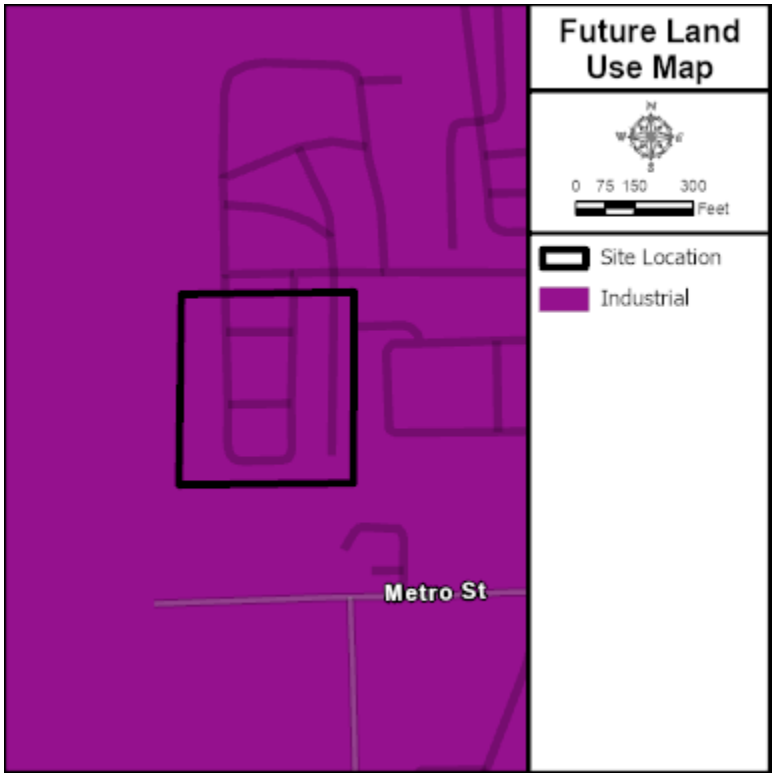
3. *Consistent with the Comprehensive Plan and Other Applicable Plans*

*The decision–making authority:*

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

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

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




The use and scale of the proposed Outdoor Storage use conforms to the Future Land Use element of the Denton 2040 Comprehensive Plan. Per the Future Land Use Map in the Denton 2040 Comprehensive Plan, the subject property and surrounding area is designated as Industrial Commerce (see inset map and provided as Exhibit 4). The Industrial Commerce designation applies to areas where the predominant uses include light and heavy industrial uses such as moderate to heavy manufacturing, assembly, fabrication, and wholesaling.

The subject property is adequately spaced and buffered from adjacent industrial uses per Denton Development Code buffering requirements. Outdoor Storage is a compatible use with the surrounding area and is in line with the Industrial Commerce FLUM designation.

4. *Compliance with this DDC*

   a. *The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.*

      The development proposed with this application does not meet Tier 1 or Tier 2 development thresholds. Staff performed a review for this application and determined that the existing site meets the DDC standards associated with an Outdoor Storage use.

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

      No additional development has been proposed on this site at this time. Should a future application for development be submitted, Staff will perform a review in accordance with all applicable DDC standards.

5. *Compliance with Other Applicable Regulations*

   This proposed request complies with all other applicable regulations.

6. *Consistent with Interlocal and Development Agreements*

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

7. *Minimizes Adverse Environmental Impacts*

   There is no change proposed to the current site. No adverse environmental impacts are expected with this request.

8. *Minimizes Adverse Impacts on Surrounding Property*

   The proposed use is not expected to generate adverse impacts for the surrounding properties. Development in the vicinity consists of a variety of light and heavy industrial uses. Should further development be proposed on this site, an SUP Amendment may be required per the Denton Development Code to verify adequate landscaping and buffering elements are provided. As described in Criteria B3, the site complies with the use-specific standards required for Outdoor Storage related to screening and location of stored materials.

9. *Minimizes Adverse Fiscal Impacts*

   The proposed use is not expected to generate adverse fiscal impacts.

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

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

*11. Provides Adequate Road Systems*

The subject property will take access from a 125-foot-wide access easement stemming from Interstate Highway 35 West.

*12. Provides Adequate Public Services and Facilities*

The proposed Outdoor Storage use will not affect public services and facilities within the area.

*13. Rational Phasing Plan*

The project does not have a phasing plan.

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

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

   The proposed Outdoor Storage use is compatible with the surrounding area containing a mixture of light and heavy industrial uses.

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

   The proposed Outdoor Storage use is not anticipated to have negative impacts on future development of the area. The area immediately surrounding the property has largely been developed with uses that are compatible with the proposed Outdoor Storage use. The subject property's zoning designation of Light Industrial combined with adjacency to industrial developments allows for a variety of supporting uses to be proposed by right or with a Specific Use Permit. This request for an Outdoor Storage use is a supporting use for all surrounding properties. The proposed Outdoor Storage use is anticipated to have minimal impact on the future development of the overall region.

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

   The proposed use is not anticipated to generate offensive odors, fumes, dust, or noise. A Trip Generation report was reviewed, and a Traffic Impact Analysis was not triggered. All proposed parking is located on-site.

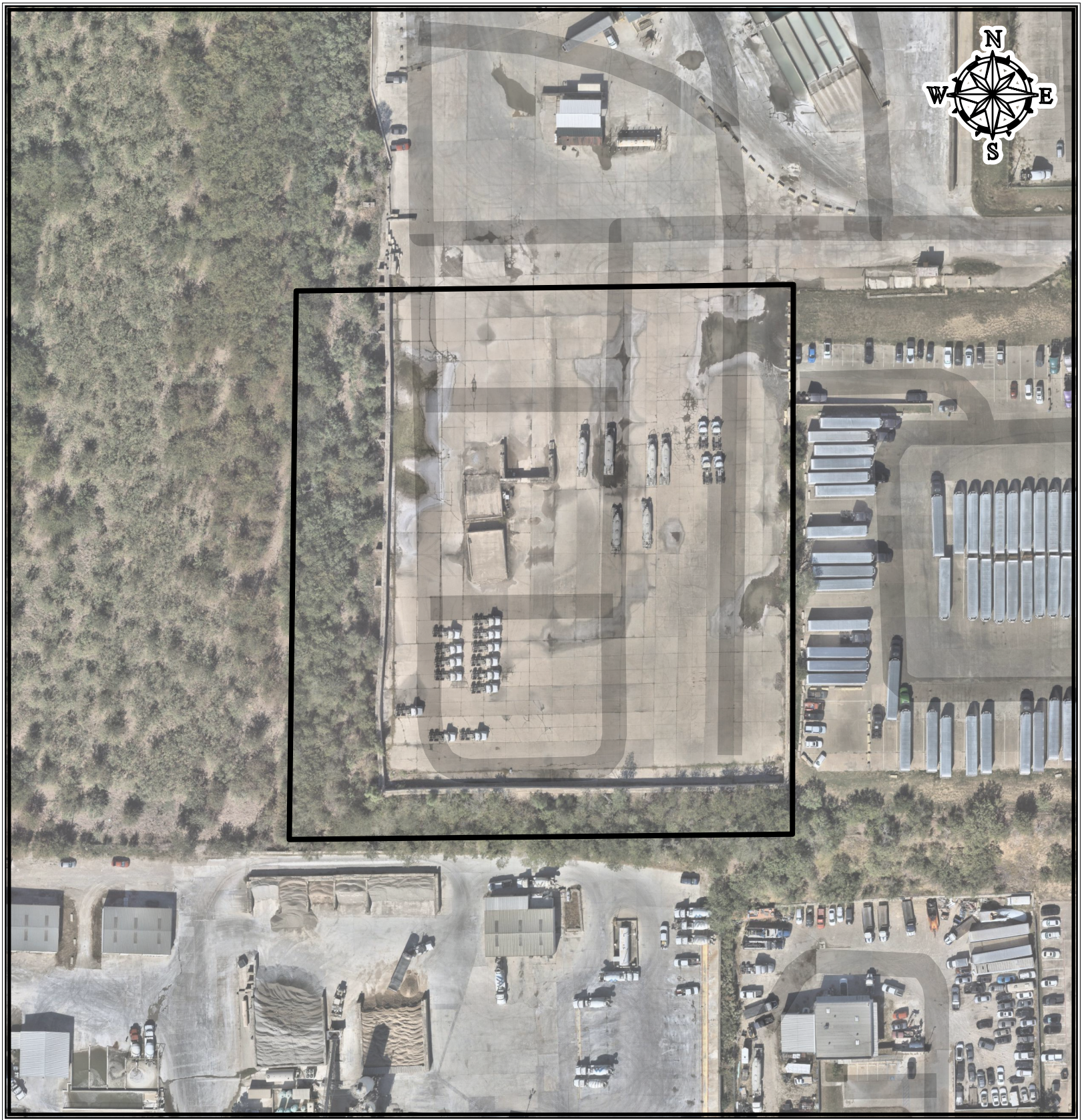
   In addition, the proposed Outdoor Storage use is required to comply with the Use-Specific Standards specified DDC 5.3.6.F and are intended to minimize any adverse impacts associated with the use. Particularly, the Use-Specific Standards specify screening requirements for the establishment of an Outdoor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

   - Materials shall not be stored in areas intended for vehicular or pedestrian circulation.
     - *No storage of material is proposed within areas intended for vehicular or pedestrian circulation.*

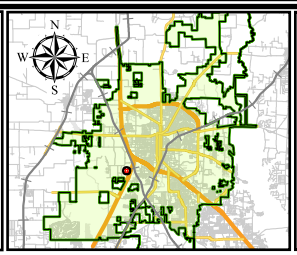
- Materials stored outdoors shall be setback at least five feet from all property lines.
    - *No material storage is proposed within five feet of any property line.*

- Outdoor storage shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening.
    - *The subject property is not visible from adjacent rights-of-way. No residential zoning districts or uses are within the immediate vicinity of the subject property.*

# S25-0014
# Aerial Site Location




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

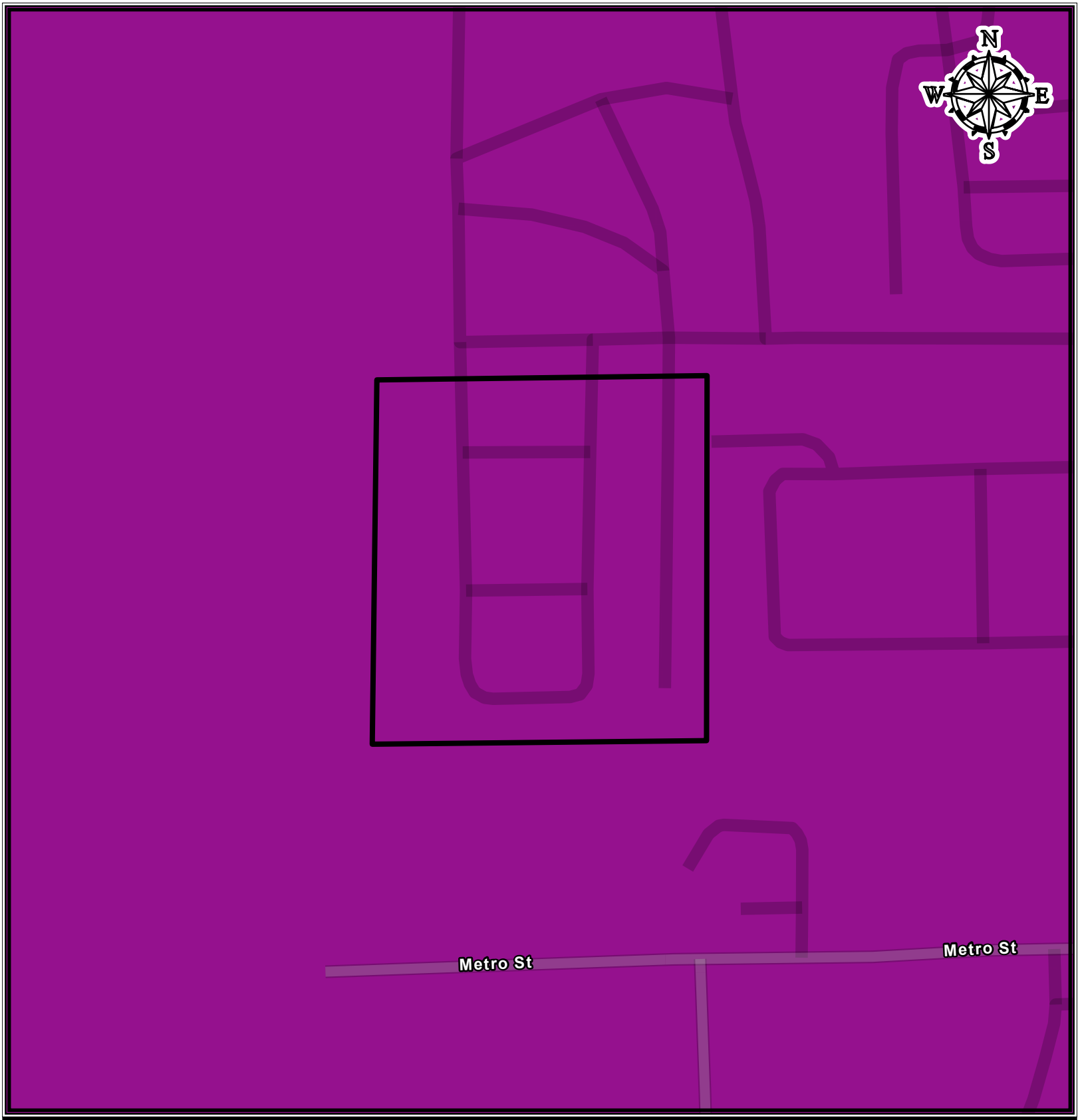


0 30 60 120 Feet

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Development Services · GIS
Date: 11/4/2025

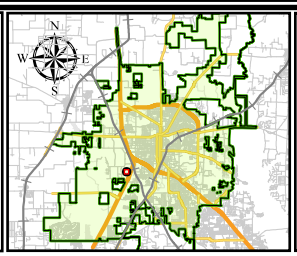
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# S25-0014
# Future Land Use Map




**Future Land Use 2040**

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

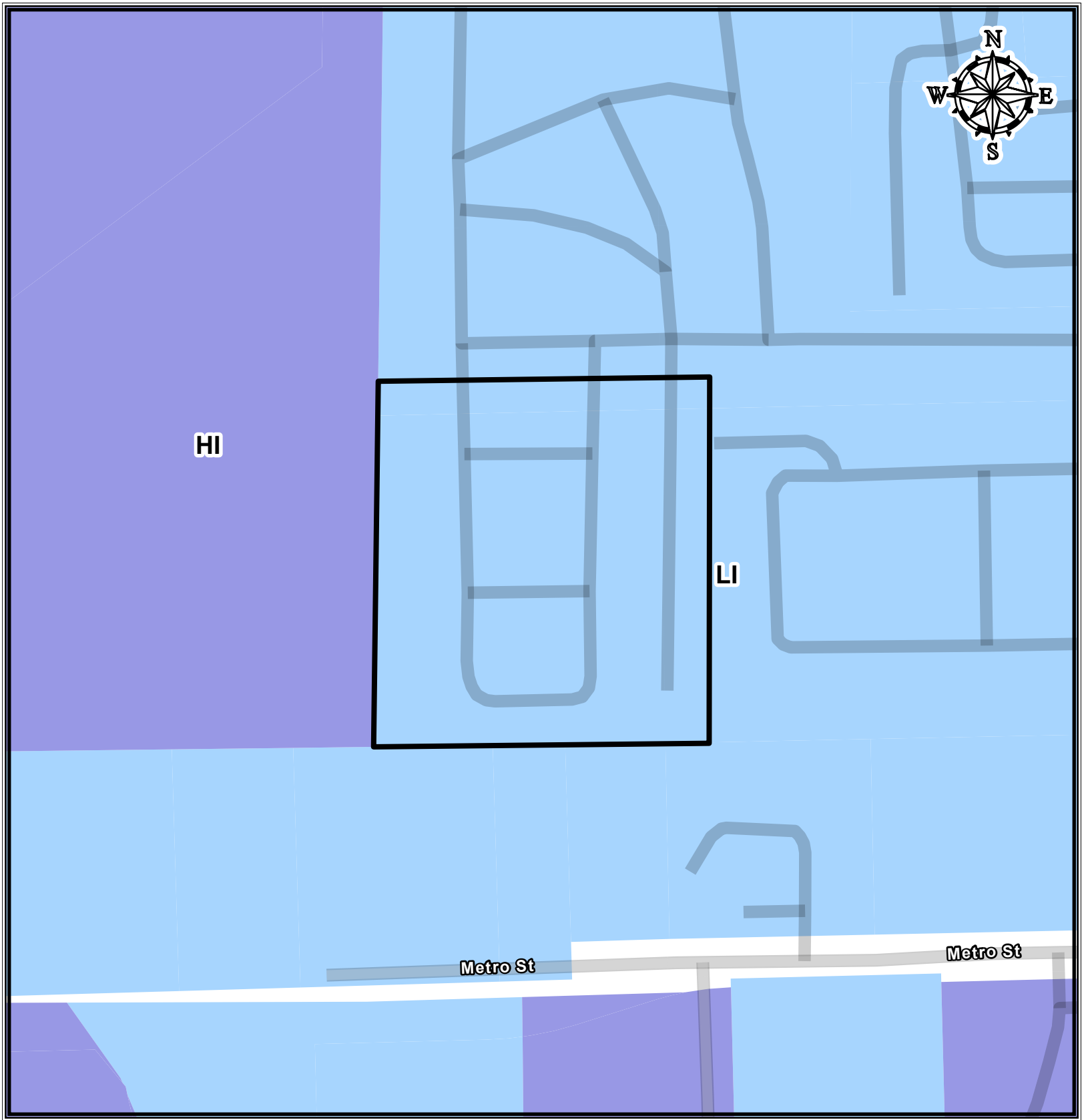


0 50 100 200 Feet

CITY OF DENTON
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Date: 11/4/2025

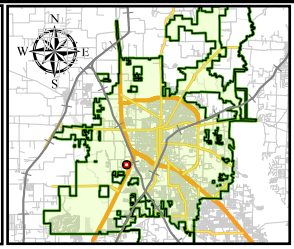
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# S25-0014
# Current Zoning Map




**Current Zoning**

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



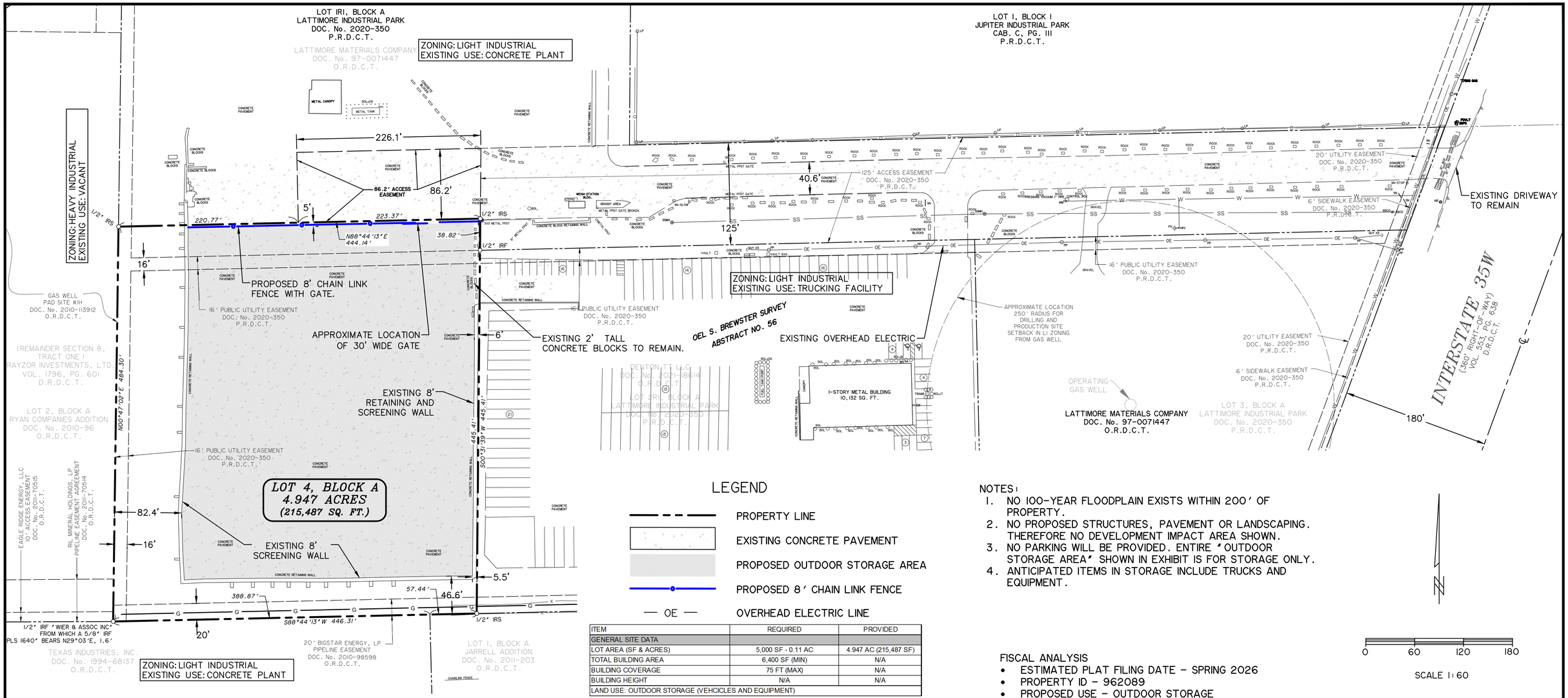
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CITY OF DENTON
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BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 12/9/2025 STB FILE: BETA-SD-PAVING.STB LAST SAVED: 12/9/2025 12:36 PM SAVED BY: BRETTB FILE: SUP SITE PLAN-20045.DWG




## LEGEND

- PROPERTY LINE
- EXISTING CONCRETE PAVEMENT
- PROPOSED OUTDOOR STORAGE AREA
- PROPOSED 8' CHAIN LINK FENCE
- — OE — OVERHEAD ELECTRIC LINE

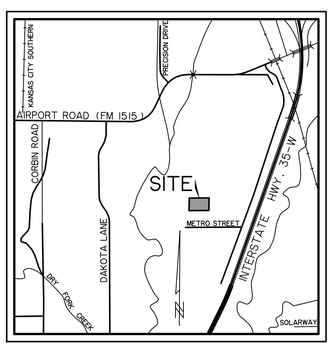
| ITEM | REQUIRED | PROVIDED |
|---|---|---|
| GENERAL SITE DATA | | |
| LOT AREA (SF & ACRES) | 5,000 SF - 0.11 AC | 4.947 AC (215,487 SF) |
| TOTAL BUILDING AREA | 6,400 SF (MIN) | N/A |
| BUILDING COVERAGE | 75 FT (MAX) | N/A |
| BUILDING HEIGHT | N/A | N/A |
| LAND USE: OUTDOOR STORAGE (VEHICLES AND EQUIPMENT) | | |

NOTES:
1. NO 100-YEAR FLOODPLAIN EXISTS WITHIN 200' OF PROPERTY.
2. NO PROPOSED STRUCTURES, PAVEMENT OR LANDSCAPING. THEREFORE NO DEVELOPMENT IMPACT AREA SHOWN.
3. NO PARKING WILL BE PROVIDED. ENTIRE "OUTDOOR STORAGE AREA" SHOWN IN EXHIBIT IS FOR STORAGE ONLY.
4. ANTICIPATED ITEMS IN STORAGE INCLUDE TRUCKS AND EQUIPMENT.

0 60 120 180

SCALE 1:60

FISCAL ANALYSIS
- ESTIMATED PLAT FILING DATE - SPRING 2026
- PROPERTY ID - 962089
- PROPOSED USE - OUTDOOR STORAGE
- ESTIMATED ROADWAY CONSTRUCTION MILEAGE - N/A
- TOTAL LAND SQUARE FOOTAGE - 215,487 SF
  - 152,378 SF OF STORAGE AREA




VICINITY MAP
NOT TO SCALE

# LOT 4 BLOCK A
# LATTIMORE INDUSTRIAL PARK ADDITION
# SUP SITE PLAN
## 4.947 ACRES (215,487 SF)
## EXISTING ZONING: LIGHT INDUSTRIAL
## PROPOSED LAND USE: OUTDOOR STORAGE

**OWNER**
LATTIMORE MATERIALS, CORP.
15900 DOLLEY ROAD
ADDISON TEXAS
CONTACT: MARK MILLER
PH: (702)358-7280
EMAIL: MARK.MILLER@AMRIZE.COM

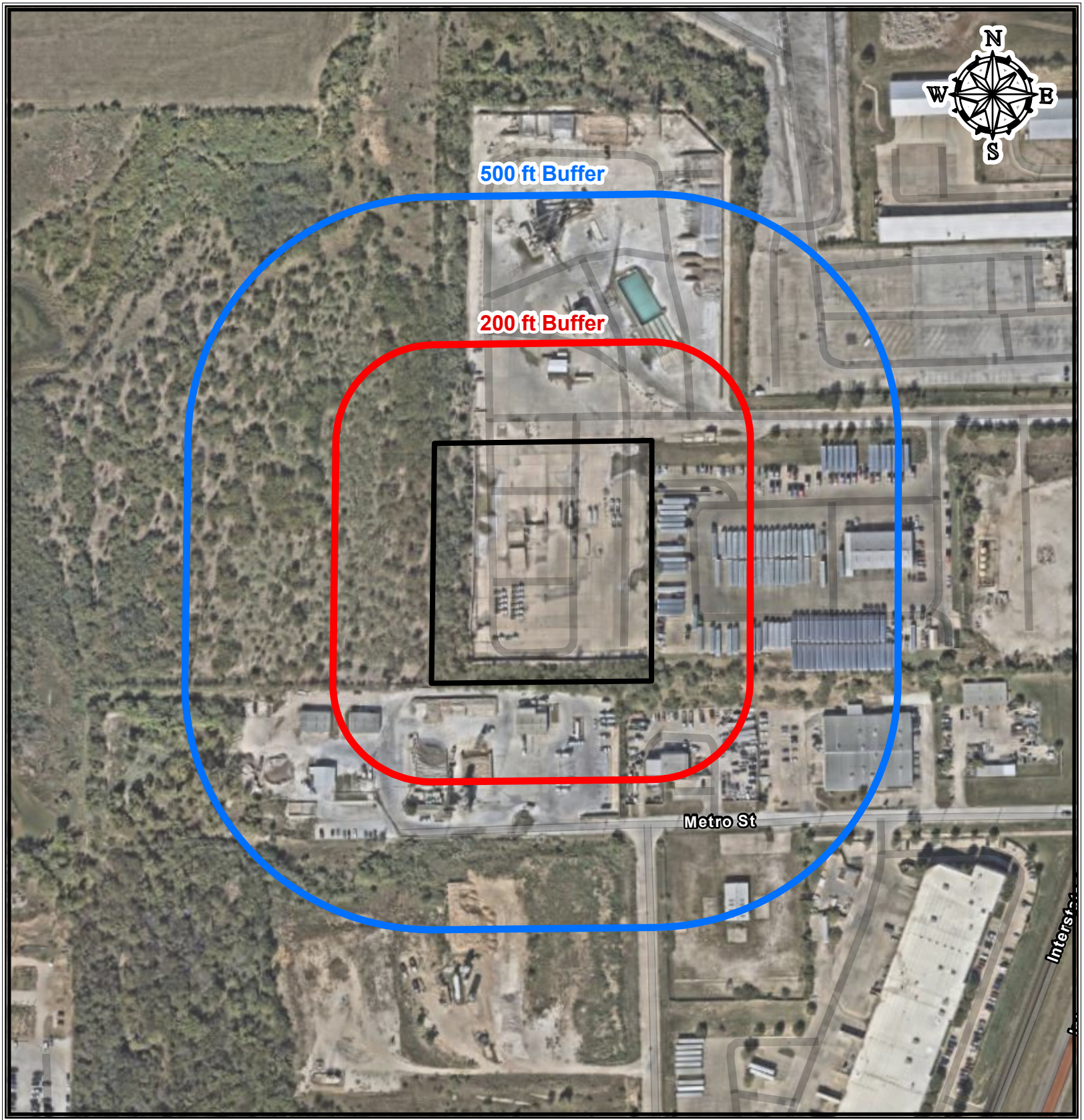
**ENGINEER**
WIER & ASSOCIATES, INC.
2201 LAMAR BLVD. STE 200E
ARLINGTON, TEXAS 76006
CONTACT: BRETT BACHMANN, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713
BRETTB@WIERASSOCIATES.COM

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006
5151 HEADQUARTERS DR., SUITE 115 PLANO, TEXAS 75024
Texas Firm Registration No. F-2776 www.WierAssociates.com (817) 467-7700
Texas Board of Professional Land Surveying Registration No. 100339-00

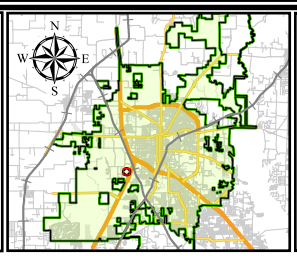


DATE: 12/9/2025
W.A. No. 20045

# S25-0014
# Notification Map




Parcels Standalone




0 75 150 300 Feet

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

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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS REGARDING A REQUEST FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN OUTDOOR STORAGE USE ON APPROXIMATELY 4.95 ACRES OF LAND, APPROXIMATELY LOCATED ON THE WEST SIDE OF INTERSTATE HIGHWAY 35 WEST, 287 FEET NORTH OF METRO STREET, AND LEGALLY DESCRIBED AS LOT 4, BLOCK A LATTIMORE INDUSTRIAL PARK IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF $2,000.00 FOR VIOLATIONS THEREOF; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE. (S25-0014)

WHEREAS, Gregg Madsen, representing the property owner Lattimore Materials Corporation, has applied for a new Specific Use Permit ("SUP") to allow for an Outdoor Storage use on an approximately 4.95-acre site, within the Light Industrial (LI) zoning district and use classification, as described in **Exhibit "A"** (hereinafter, "the Property"); and

WHEREAS, on February 11, 2026, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, having given the requisite notices by publication and otherwise, and having afforded full and fair hearings and to all property owners interested in this regard, has recommended _____ [xx – xx] of the requested SUP, subject to conditions; and

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

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

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

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

SECTION 2. The SUP to allow the Outdoor Storage use on the Property as shown on the site plan attached and incorporated herein as **Exhibit "B"** is hereby approved, with the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan. Administrative approval of changes that do not increase the size and number of the Outdoor Storage buildings and equipment, change the number of parking spaces, or decrease the buffer and screening requirements, if such changes are permissible per the

Denton Development Code. All other changes shall require a Specific Use Permit amendment in accordance with the Denton Development Code.

2. The City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, and the attached landscape plan. The attached site plan and landscape plan are incorporated as requirements of the SUP.

3. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

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

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

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

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

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

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

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

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

PASSED AND APPROVED this the _____ day of _____, 2026.

_____
GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

# EXHIBIT A

Legal Description

**BEING A TRACT OF LAND LOCATED IN THE OEL S. BREWSTER SURVEY, ABSTRACT NUMBER 56, DENTON COUNTY, TEXAS, BEING A PORTION OF LOT 1R1, BLOCK A, LATTIMORE INDUSTRIAL PARK, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT No. 2020-350, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A 1/2" IRON ROD FOUND BEING AN ELL CORNER IN THE SOUTH LINE OF SAID LOT 1R1, AND THE NORTHWEST CORNER OF SAID LOT 2R1, BLOCK A, OF SAID LATTIMORE INDUSTRIAL PARK;**

**THENCE S 00°31'39" W, ALONG THE WEST LINE OF SAID LOT 2R1 AND AN EAST LINE OF SAID LOT 1R1, A DISTANCE OF 445.41 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH LINE OF LOT 1, BLOCK A, JARRELL ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT No. 2011-203, P.R.D.C.T., SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1R1 AND THE SOUTHWEST CORNER OF SAID LOT 1R2;**

**THENCE S 88°44'13" W, ALONG A SOUTH LINE OF SAID LOT 1R1 AND THE NORTH LINE OF SAID LOT 1, BLOCK A, JARRELL ADDITION, AT A DISTANCE OF 57.44 FEET, PASSING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A, JARRELL ADDITION AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO TEXAS INDUSTRIES, INC., RECORDED IN DOCUMENT NO. 1994-68137, O.R.D.C.T., CONTINUING ALONG THE NORTH LINE OF SAID TEXAS INDUSTRIES TRACT, IN ALL A TOTAL DISTANCE OF 446.31 FEET TO 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 1640" BEARS N 29°03' E, 1.6 FEET, SAID IRON ROD SET BEING THE SOUTHWEST CORNER OF SAID LOT 1R1, THE SOUTHEAST CORNER OF LOT 2, BLOCK A, RYAN COMPANIES ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 2010-96, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.), AND BEING IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO TEXAS INDUSTRIES, INC., RECORDED IN DOCUMENT NUMBER 1994-68137, O.R.D.C.T.;**

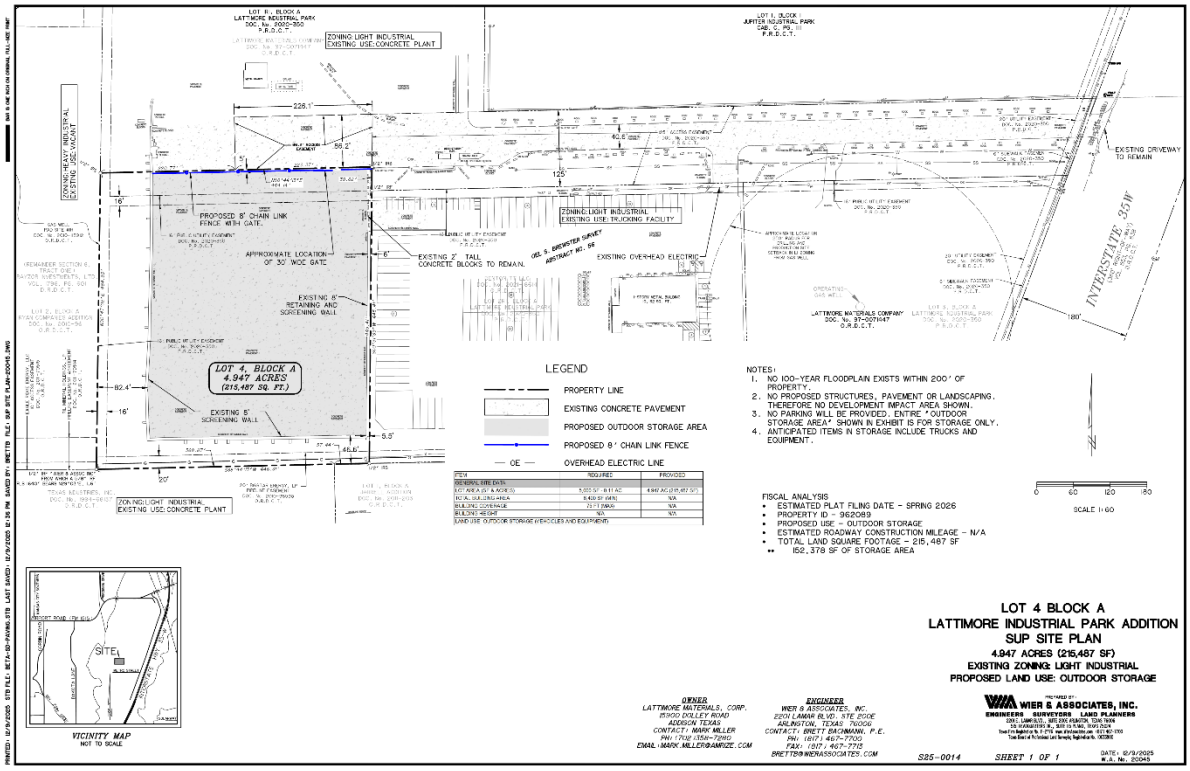
**THENCE N 00°47'02" E, ALONG THE WEST LINE OF SAID LOT 1R1 AND THE EAST LINE OF SAID LOT 2, A DISTANCE OF 484.30 FEET TO A POINT;**

**THENCE N 88°44'13" E, DEPARTING THE WEST LINE OF SAID LOT 1R1 AND THE EAST LINE OF SAID LOT 2, A DISTANCE OF 444.14 FEET TO A POINT;**

**THENCE S 00°3139 W, A DISTANE OF 38.82 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.947 ACRES (215,487 SQUARE FEET) OF LAND, MORE OR LESS.**

# EXHIBIT B

Site Plan



**2026**

## Planning and Zoning Commission Requests for Information
## Meeting Dates

| | Request | | Request Date | Status |
|---|---|---|---|---|
| 1 | Discussion related to removing minimum parking requirements from the DDC. | Villarreal | 9/14/2022 | This item is on hold given the pending city-wide parking study; City Council to provide subsequent direction at a future date. |
| 2 | LSR explaining the practices and legal limitations based on recent state law changes regarding right-of-way dedication for roadways and perimeter street improvements. | Pruett | 5/15/2024 | Staff will provide an update at a future date. |
| 3 | Mobility Plan discussion regarding neighborhoods along east McKinney Street and trail connectivity to neighboring parks. | Pruett | 10/9/2024 | Work session tentatively scheduled for February 2026. |
| 4 | Further discussion regarding potential code changes to support Communal Living and Small Home Communities. (Follow up to 10/8/2025 work session.) | McDuff | 10/8/2025 | To be scheduled for future work session. |
| 5 | Resend the housing data presentation from January to Commission and include information on the total acreage zoned for multi-family and single-family use that is undeveloped. Include occupancy data if available. | Pruett | 10/8/2025 | Please use attached link to access information. PZ Housing Data Matrix Request.pdf |
| 6 | Provide an overview of the different zoning districts, permitted use types, and the meaning of the different abbreviations. | Dyer | 10/8/2025 | Work session scheduled for January 2026. |
| 7 | Further discussion on the 2040 Comprehensive Plan review and update. | McDuff | 12/17/2025 | To be scheduled for future work session |
| 8 | Further discussion regarding the annexation and zoning processes. | Dyer | 12/17/2025 | To be scheduled for future work session |

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| 9 | Report for apartment vacancies level be broken up apartment building by district, but not just by what is currently built but also include what is in the future. | Dyer | 12/17/2025 | To be scheduled for future work session |
| 10 | Requested a west 380 study. | Riggs | 12/17/2025 | To be scheduled for future work session |
| 11 | Requested an explanation of the financial tool staff uses. | Riggs | 12/17/2025 | To be scheduled for future work session |
| 12 | Requested a discussion on why all departments are not in attendance of the Commission and Council Meetings for specific questions. | Riggs | 12/17/2025 | To be scheduled for future work session |
| 13 | Requested a continued discussion regarding Senate Bill 840 from this previous session and what the current status is, how these bracketed bills operate and what is coming. | Pruett | 1/14/2026 | To be scheduled for future work session |

| | **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). |

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| 4 | Requested as the smaller drainage studies are being completed for the Storm Water Master Plan to inform the commission of the long-term plans for areas to allow them to be more confident about development applications that come in where we see drainage issues existing as opposed to creating drainage with new development. | Pruett | 11/13/2024 | Provide periodic updates regarding completed area drainage studies that inform the Storm Water Master Plan. |
| | **Annual Updates** | | **Request Date** | **Status** |
| 1 | Provide annual updates related to progress on implementing the Denton 2040 Comprehensive Plan Action Items | Smith | 3/9/2022 | 2025 updated tentatively scheduled for January 2026, pending rollout of Envisio dashboard.<br>2024 update provided on August 28, 2024.<br>2023 update provided on June 14, 2023. |