City of Denton

Meeting Agenda

Planning and Zoning Commission

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

Wednesday, April 29, 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.

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, April 29, 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. PZ26-069 Receive a report and hold a discussion regarding Data Centers.

Attachments: Exhibit 1 - Agenda Information Sheet

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

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, April 29, 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. PZ26-071 Consider approval of the April 8, 2026, Planning and Zoning meeting minutes.

Attachments: April 8, 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. FP26-0003c Consider a request by Double R. Devco, LLC for a Final Plat of Hickory Grove, Phase 6. The 66.521-acre site is generally located at the southeast corner of Jackson Road and Nail Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP26-0003c, Hickory Grove 6, Mia Hines).

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. FP26-0013a Consider a request by Quiddity Engineering on behalf of TG Duchess Denton, LLC., for a Final Plat of Olivo Apartments. The 18.897-acre site is generally located south of Duchess Drive, approximately 794.21 feet west of Loop 288 in City of Denton, Denton County, Texas. (FP26-0013a, Olivo Apartments, Angie Manglaris).

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

B. FP26-0011a Consider a request by Kimley-Horn on behalf of the property owner, Honey Farms Estates, LLC, for a Final Plat of the Honey Farms Estates Addition. The approximately 9.24-acre site is generally located on the south side of Sanders Road, approximately 1,910 feet east of Country Club Road in the City of Denton, Denton County, Texas. (FP26-0011a, Honey Farms Estates, Ashley Ekstedt)

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

C. FP26-0012a Consider a request by Mack Mattke of Kimley Horn & Associates on behalf of

CATDENTON 35 for a Final Plat of Summit 35 Addition. The approximately 68.175-acre property is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street) in the City of Denton, Denton County, Texas. (FP26-0012a, Summit 35, Julie Wyatt)

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

5. PUBLIC HEARINGS

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

A. Z25-0017 Hold a public hearing and consider making a recommendation to City Council regarding a request by Kimley-Horn on behalf of the property owner, Denton Double Down, LLC, to rezone approximately 4.37 acres of land from a Residential Rural (RR) zoning district to a Suburban Corridor (SC) zoning district. The subject site is generally located on the south side of Hartlee Field Road, approximately 580 feet east of East Sherman Drive in the City of Denton, Denton County, Texas. (Z25-0017, Denton Striker, Ashley Ekstedt)

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Applicant Narrative
Exhibit 4 - Site Location Map
Exhibit 5 - Future Land Use Map
Exhibit 6 - Existing Zoning Map
Exhibit 7 - Proposed Zoning Map
Exhibit 8 - Table of Allowed Uses
Exhibit 9 - Notification Map
Exhibit 10 - Draft Ordinance

B. Z26-0004 Hold a public hearing and consider making a recommendation to City Council regarding a request by Nick Johnson and Joann Madrie to rezone approximately 3.3 acres of land from a Residential Rural (RR) zoning district to a Residential 1 (R1) zoning district. The subject site is generally located on the north side of Chinn Road, approximately 1,180 feet east of Ganzer Road in the City of Denton, Denton County, Texas. (Z26-0004, Chinn Rezoning, Ashley Ekstedt)

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Applicant Narrative
Exhibit 4 - Site Location Map
Exhibit 5 - Future Land Use Map
Exhibit 6 - Existing Zoning Map
Exhibit 7 - Proposed Zoning Map
Exhibit 8 - Table of Allowed Uses
Exhibit 9 - Notification Map
Exhibit 10 - Draft Ordinance

C. PD26-0001a Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, Non-Typical Properties, LLC to rezone approximately 0.786 acres from Residential 7 (R7) zoning district to Overlay Planned Development with a Mixed-Use Neighborhood (PD-MN) base zoning district. The subject site is generally located at the northwest corner of the intersection of Jagoe Street and Scripture Street in the City of Denton, Denton County, Texas. (PD26-0001a, 1716 Scripture US Aviation Development Overlay, Sean Jacobson)

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Existing Zoning Map
Exhibit 5 - Future Land Use Map
Exhibit 6 - Development Standards
Exhibit 7 - Comparison of Allowed Uses
Exhibit 8 - Public Notice and Engagement
Exhibit 9 - Draft Ordinance
Exhibit 10 - LLC Members List

D. S25-0008 Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for a Monopole Tower over 85 feet use on approximately 0.048 acres of land, approximately located on the western corner of North Elm Street and Riney Road in the City of Denton, Denton County, Texas. (S25-0008, Bryce Van Arsdale)

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Future Land Use Map
Exhibit 5 - Zoning Map
Exhibit 6 - Site Plan
Exhibit 7 - Landscape Plan
Exhibit 8 - Notification Map
Exhibit 9 - Draft Ordinance

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ26-072 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 April 23, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

_____

OFFICE OF THE CITY SECRETARY

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

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 29, 2026

SUBJECT
Receive a report and hold a discussion regarding Data Centers.

BACKGROUND
In response to a recent request by the Planning and Zoning Commission, staff is presenting a work session discussion regarding Data Centers in the City of Denton. Topics will include, but are not limited to the following:

- History of Data Centers in the Denton Development Code
- Data Centers Defined
- Data Centers and Zoning
- Data Centers and Use-Specific Standards
- State regulations regarding Data Centers

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

EXHIBITS
1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director

MINUTES
PLANNING AND ZONING COMMISSSION
April 8, 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, April 8, 2026, at 5:02 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

ABSENT: Vice-Chair Clay Riggs

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:
4.A (FP26-00011), 4.B (FP26-0006a), 4.D (FP26-0003b), 4.F(FR26-0003), 4.G (MP26-0004), 4.H (FP26-0008a), 4.I (FP26-0012), 4.J (FP26-0004)

The following items were presented, and discussion was had:
4.E (V26-0005), 5.A (HL26-0001a), 5.B (DCA26-0002)

The following items were not presented, and discussion was had:
3.A (FP26-0005a), 3.B (FP26-0002b), 4.C (FP26-0013)

Chair Pruett called a recess at 5:51 p.m. Chair Pruett reconvened the Work Session at 6:00 p.m.

3. Work Session Reports

A. PZ26-055 Receive a report and hold a discussion regarding annexations, the zoning process, and Municipal Utility Districts.

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

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

The Work Session was adjourned at 6:20 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, April 8, 2026, at 6:32 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

ABSENT: Vice-Chair Clay Riggs

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

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

A. PZ26-051 Consider approval of the March 18, 2026, Planning and Zoning meeting minutes.

Commissioner Ketchersid moved to approve the March 18, 2026, Planning and Zoning meeting minutes. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff
NAYS (0): None

3. **CONSENT AGENDA**

A. FP26-0005a Consider a request by Triangle Engineering on behalf of the property owner, Jay Ambe Denton, LLC, for a Final Plat of the Ambe Addition. The approximately 2.23-acre site is generally located on the west side of I35 approximately 2,070 feet north of Jim Christal Road in the City of Denton, Denton County, Texas. (FP26-0005a, Ambe Addition, Ashley Ekstedt)

B. FP26-0002b Consider a request by Double R. Devco, LLC and Hickory Grove Residential Community Inc. for a Final Plat of Hickory Grove, Phase 5. The 87.645-acre site is generally located at the southwest corner of Jackson Road and Thomas J Eagan Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP26-0002b, Hickory Grove 5, Mia Hines).

Commissioner Ketchersid moved to approve the Consent Agenda. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff
NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. FP26-0011 Consider a request by Kimley-Horn on behalf of the property owner, Honey Farms Estates, LLC, for a Final Plat of the Honey Farms Estates Addition. The approximately 9.24-acre site is generally located on the south side of Sanders Road, approximately 1,910 feet east of Country Club Road in the City of Denton, Denton County, Texas. (FP26-0011, Honey Farms Estates, Ashley Ekstedt)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to a date certain of April 29, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff
NAYS (0): None

B. FP26-0006a Consider a request by Kimley-Horn and Dentex Land, Cattle and Energy, LP for a Final Plat of Bridle Ridge. The 66.686-acre site is generally located north of Johnson Lane, approximately 2,344.81 feet east of John Paine Road in City of Denton, Denton County, Texas. (FP26-0006a, Bridle Ridge, Angie Manglaris)

City staff presented the item. No discussion followed.

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

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff
NAYS (0): None

C. FP26-0013 Consider a request by Quiddity Engineering on behalf of TG Duchess Denton, LLC., for a Final Plat of Olivo Apartments. The 18.897-acre site is generally located south of Duchess Drive, approximately 794.21 feet west of Loop 288 in City of Denton, Denton County, Texas. (FP26-0013, Olivo Apartments, Angie Manglaris).

City staff presented the item. No discussion followed.

Commissioner Ketchersid moved to approve the extension of the item to a date certain of April 29, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff
NAYS (0): None

D. FP26-0003b Consider a request by Double R. Devco, LLC for a Final Plat of Hickory Grove, Phase 6. The 66.521-acre site is generally located at the southeast corner of Jackson Road and Nail Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP26-0003b, Hickory Grove 6, Mia Hines).

City staff presented the item. No discussion followed.

Commissioner Ketchersid moved to approve the extension of the item to a date certain of April 29, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff
NAYS (0): None

E. V26-0005 Consider a request by Richard Stroup for approval of a subdivision variance from the 2019 Denton Development Code Subsection 8.3.2.C.2.a. regarding the maximum number of residential lots permitted to take access from a private access easement. The 9.873-acre tract is located on the east side of F.M. 2164 and approximately 4,950 ft north of Loop 288 in the City of Denton and in the City's Extraterritorial Jurisdiction Division 1, Denton County, Texas. (V26-0005, Triptych Addition Private Access Easement Variance, Matt Bodine)

City staff presented the item. No discussion followed.

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

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff
NAYS (0): None

F. FR26-0003 Consider a request by Richard Stroup for approval of a Final Replat of Lots 1R-1 and 1R-2, Block A, Triptych Addition. The 9.873-acre lot is located on the east side of F.M. 2164 and approximately 4,950 ft north of Loop 288 in the City of Denton and in the City's Extraterritorial Jurisdiction Division 1, Denton County, Texas. (FR26-0003, Triptych Addition, Matt Bodine)

City staff presented the item. No discussion followed.

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

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff
NAYS (0): None

G. MP26-0004 Consider a request by Lizette Zepeda, for approval of a Final Plat of Lots 1 and 2, Block A, Lizette Zepeda Addition. The 14.966-acre tract is approximately located on the east side of Gribble Springs Road, and approximately 2,650 feet north of Shepard Road in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (MP26-0004, Zepeda Addition, Matt Bodine)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to a date certain of April 29, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff
NAYS (0): None

H. FP26-0008a Consider a request by Glenn Engineering on behalf of Responsive Education Solutions for a Final Plat of R.E.S Denton Addition. The approximately 20.92-acre property is generally located south of Vintage Boulevard, approximately 540 feet east of the I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (FP26-0008a, R.E.S Denton Addition, Julie Wyatt)

City staff presented the item. No discussion followed.

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

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff
NAYS (0): None

I. FP26-0012 Consider a request by Mack Mattke of Kimley Horn & Associates on behalf of CATDENTON 35 for a Final Plat of Summit 35 Addition. The approximately 68.175-acre property is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street) in the City of Denton, Denton County, Texas. (FP26-0012, Summit 35, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Ketchersid moved to approve the extension of the item to a date certain of April 29, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff
NAYS (0): None

J. FP26-0004 Consider a request by Kimley-Horn on behalf of the property owners, HR 3200 LP and Landmark Land & Cattle, LLC, for a Final Plat of Landmark Phase 2 North. The approximately 184.877-acre site is generally located on the north side of Robson Ranch Road, approximately 1.07 miles west of I-35W in the City of Denton, Denton County, Texas. (FP26-0004, Landmark Phase 2 North, Cameron Robertson)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to a date certain of April 29, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff
NAYS (0): None

5. PUBLIC HEARINGS

A. HL26-0001a Hold a public hearing and consider making a recommendation to City Council regarding a request by Jennifer and David Morales, the property owners, for a Historic Landmark Designation, in accordance with Section 2.9.4 of the Denton Development Code, for the property located at 1403 Kendolph Drive. The property is located on the east side of Kendolph Drive, approximately 360 feet north of Whippoorwill Lane, in the City of Denton, Denton County, Texas. (HL26-0001a, Historic Landmark Designation of 1403 Kendolph Drive, Cameron Robertson)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Chair Pruett closed the Public Hearing.

Commissioner Ketchersid moved to approved the item as presented. Motion seconded by Commissioner McDuff. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff
NAYS (0): None

B. DCA26-0002 Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically by amending Subchapter 4 - Overlay and Historic Districts, to establish Section 4.11, Southeast Denton Area Plan Overlay Districts, including the Southeast Denton Residential

Overlay (SEDRO), the Southeast Denton Height Overlay District (SEDHO), and the Southeast Denton Live/Work Overlay District (SEDLWO), and providing applicability, dimensional standards, design standards, allowed uses, and/or use-specific standards for each district. The Southeast Denton Residential Overlay includes 375.94 acres generally bounded by East McKinney Street to the north; North Bradshaw Street, East Prairie Street, and the MKT Railroad to the west; Smith Street, Kerly Street, and Morse Street to the south; and South Woodrow Lane to the east; the Southeast Denton Height Overlay District includes 39.77 acres generally bounded by East McKinney Street to the north, Exposition Street to the west, East Sycamore Street to the south, and North Bradshaw Street to the east; and the Southeast Denton Live/Work Overlay District encompasses 27.58 acres and generally includes properties along the north and south sides of East Prairie Street between Oakwood Cemetery and the MKT Railroad, properties along the west side of Skinner Street, properties along the north and south side of Robertson Street situated between Wye Street and the Stream PEC 4 drainage channel, and properties along the east and west sides of Cook Street north of Wye Street in the City of Denton, Denton County, Texas. (DCA26-0002, Julie Wyatt and Mia Hines)

Chair Pruett opened the public hearing.

This item was not presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

Chair Pruett closed the Public Hearing.

Discussion continued with staff and the Commission.

Commissioner McDuff moved to approve the proposal as presented with the following amendment that the eastern boundary of the live work overlay Sub Area A be moved to the DCTA Train Tracks instead of on Bradshaw Street and to monitor the community service use and hours. Motion seconded by Commissioner McDade. Commissioner McDade withdrew her motion.

Chair Pruett moved to approve the proposal as presented with the following amendment to leave the eastern boundary of the live work overlay Sub Area A as is, but for staff to implement some ability for community service uses after 8:00 p.m. Motion died due to lack of a second.

Commissioner Dyer moved to postpone the item until one last community presentation has been held. Motion seconded by Commissioner McDade. Motion carried.

AYES (4): Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade
NAYS (2): Chair Eric Pruett, Commissioner: Mary Ann McDuff

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ26-052: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 9:23 p.m.

X_____

Eric Pruett, Planning and Zoning Commission Chair Date

X_____

Cathy Welborn, Administrative Assistant Date

Minutes approved on: _____

April 8, 2026 Planning and Zoning Meeting - EXHIBIT A					
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone					
Name	Address	Agenda Item	Position	Method	Comments
Frances Punch	2002 Wisteria Street, Denton, 76205	DCA26-0002	Not Stated	In Person	Please see video for comment.
Willie Sellers	930 Scott Drive, Denton, 76205	DCA26-0002	Not Stated	In Person	Please see video for comment.
Donald McDade	926 East Prairie Street, Denton, 76205	DCA26-0002	Support	In Person	Please see video for comment.
Donald Cox	PO Box 2877, Denton, 76202	DCA26-0002	Not Stated	In Person	Please see video for comment.
Willie Hudspeth	623 Newton Street, Denton	DCA26-0002	Not Stated	In Person	Please see video for comment.
Zelinda Pegram	1501 Val Verde Court, Denton, 76210	DCA26-0002	Not Stated	In Person	Please see video for comment.
Grant Glass	1121 Hill Street, Denton	DCA26-0002	Not Stated	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

ICM: Cassey Ogden

DATE: April 29, 2026

SUBJECT

Consider a request by Double R. Devco, LLC for a Final Plat of Hickory Grove, Phase 6. The 66.521-acre site is generally located at the southeast corner of Jackson Road and Nail Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP26-0003c, Hickory Grove 6, Mia Hines).

BACKGROUND

The purpose of this Final Plat is to facilitate the development of 174 single-family residential lots and five lots to be owned and maintained by the Hickory Grove HOA. The property is located within the Legends Ranch Municipal Utility District (MUD), and the full development originally proposed six phases for the construction of the single-family residential lots. This proposed Final Plat is for the sixth phase of this development. Construction plans are currently under review for this phase.

The approved Preliminary Plat included a total of 1,516 single-family residential lots, one amenity center lot, one multi-family lot, 48 lots to be owned and maintained by the Hickory Grove HOA, and a variety of other lots to be utilized for park space, commercial development, and utilities. Although Preliminary Plats are not typically allowed within the ETJ, as part of the City Council's consent to the creation of the MUD, a development agreement was entered into that included provisions allowing for the MUD developers to submit a preliminary plat to phase the development.

Date Application Filed:	January 27, 2026
Planning & Zoning Commission Meeting:	February 25, 2026
Days in Review:	29 Days
Date Extension Granted:	February 25, 2026
Date Application Resubmitted:	February 23, 2026
Planning & Zoning Commission Meeting:	March 18, 2026
Days in Review:	23 Days
Date Extension Granted:	March 18, 2026
Date Application Resubmitted:	March 16, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	23 Days
Date Extension Granted:	April 8, 2026
Date Resubmitted:	April 6, 2026
Planning & Zoning Commission Meeting:	April 29, 2026
Days in Review:	23 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.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
June 28, 2022	City Council	Legends Ranch MUD consent and development agreement	Approved
August 10, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Extension approved
October 26, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Approved
February 25, 2026	Planning & Zoning Commission	Hickory Grove Phase 6 Final Plat	Extension approved
March 18, 2026	Planning & Zoning Commission	Hickory Grove Phase 6 Final Plat	Extension approved
April 8, 2026	Planning & Zoning Commission	Hickory Grove Phase 6 Final Plat	Extension 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
FP26-0003c / Hickory Grove 6
Planning & Zoning Commission

REQUEST:
Final plat for an approximately 66.521-acre site

APPLICANT:
Kimley Horn & Associates on behalf of Double R. Devco, LLC.

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

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. **Findings:** The Final Plat meets this review criteria, and the requirements of 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. **Findings:** The Final Plat 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. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
Findings: The Final Plat is consistent with the updated phasing plan and approved civil engineering plans.			
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** The overall goals of the Comprehensive Plan are met with the proposed Final Plat.	☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
4. Compliance with this DDC			
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. **Findings:** All applications shall include all required information requested by the Director to demonstrate compliance with City codes per DDC Section 2.4.4B. Per the Development Agreement, the subject property is subject to those portions of the DDC typically applicable to the City's Division 1 ETJ as well as development and subdivision regulations contained in Section 3.4, Subchapter 7, and Subchapter 8 of the Denton Development Code. The proposed Final Plat complies with the applicable DDC 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. **Findings:** 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. **Findings:** The Final Plat complies with all other applicable city regulations.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. **Findings:** The proposed development complies 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. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.	☐	☐	☒

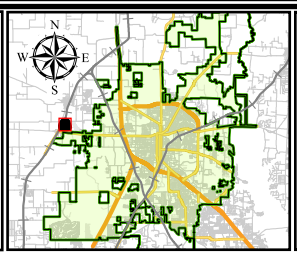
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.			
9. Minimizes Adverse Fiscal Impacts			
a. The proposed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

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

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

FP26-0003
Aerial Site Location

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



0 150 300 600 Feet

CITY OF DENTON
Development Services · GIS
Date: 2/12/2026

"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."

WILLIAM STONHAM SURVEY
ABSTRACT NO. 1145

GEORGE ORR SURVEY
ABSTRACT NO. 985

BURLINGTON NORTHERN RAILROAD

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

CALLED 298.204 ACRES
McCART ST, LLC
INST. NO. 2018-5215
O.R.D.C.T.

P.O.B.
5/8 IRFC
"KHA"
N:7140009.38
E:2354479.56

APPROXIMATE LOCATION
OF ABSTRACT LINE

IRSC

JACKSON ROAD
(VARIABLE WIDTH R.O.W.)

N89°32'55"E 856.02'

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

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

LOT 4X HOA
BLOCK A
PUBLIC ACCESS, FLOODPLAIN &
DRAINAGE EASEMENT

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

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

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

212.00'
55' R.O.W. DEDICATION
125.31'
N89°32'55"E 199.71'
N89°32'55"E - 618.98'
55' R.O.W. DEDICATION
45.00'
82.68'
55.29'
NAIL ROAD
N0°00'00"E
4.45'
4.45'
8' U.E.
20' GAS PIPELINE EASEMENT
INST. NO. 2014-83895
O.R.D.C.T.
25' WATERLINE EASEMENT
BY SEPARATE INSTRUMENT
200' FLOODPLAIN
OFFSET LINE
55' R.O.W.
27.5'
27.5'
100-YEAR FULLY
DEVELOPED FLOODPLAIN
APPROXIMATE
CENTERLINE OF CREEK
N81°18'58"E 749.27'
NORTH HICKORY CREEK
C14
S11°39'04"E 1924.74'
N28°40'26"E 1365.15'
610.71'
LOT 1X HOA
BLOCK TT
25' WATERLINE EASEMENT
BY SEPARATE INSTRUMENT
50' GAS PIPELINE EASEMENT
INST. NO. 2005-69
O.R.D.C.T.
284.89'
C1
323.69'
8' U.E.
18.93'
L1
L2
323.62'
N69°54'04"E 323.62'
304.69'
L39
291.07'
34.08'
18.90'
55' R.O.W.
27.5'
27.5'
8' U.E.
116.46'
N46°55'51"E
115.00'
N46°55'51"E
MIN FFE = 664.95
13
12
11
10
9
8
2
S46°55'51"W 110.00'
MIN FFE = 664.95
164
165
166
167
MIN FFE = 664.58
168
169
MIN FFE = 664.32
170
MIN FFE = 664.03
171
MIN FFE = 663.33
172
BLOCK A
BLUES BOULEVARD
317.98'
200' FLOODPLAIN
OFFSET LINE
100-YEAR FULLY
DEVELOPED FLOODPLAIN
LOT 163X
HOA
BLOCK A
DRAINAGE EASEMENT
REMAINDER OF
RESIDENTIAL TRACT
DOUBLE R DEVCO, LLC
INST. NO. 2023-100095
O.R.D.C.T.
GEORGE ORR SURVEY
ABSTRACT NO. 985
LOT 1X HOA
BLOCK SS
BLOCK SS
S61°33'56"E 49.56'
S89°48'46"E 90.00'
42.75'
45.00'
L7
L8
4.08'
110.68'
N28°40'26"E
L36
46.15'
S89°48'46"E 533.00'
SNUG HARBOR ROAD
SIMONE STREET
S89°48'46"E 112.41'
BLOCK RR
BLOCK QQ
LOT 1X HOA
BLOCK RR
50' GAS PIPELINE EASEMENT
INST. NO. 2005-69
O.R.D.C.T.
S61°33'56"E 181.21'
S28°26'04"W 276.00'
S61°33'56"E 181.21'
S28°26'04"W 276.00'
S61°33'56"E 181.21'
S28°26'04"W 276.00'

MATCH LINE (SHEET 1)

MATCH LINE (SHEET 3)

LINE TYPE LEGEND

———	BOUNDARY LINE
— — —	ADJACENT PROPERTY LINE
— — —	EASEMENT LINE
———	CENTERLINE OF ROAD
——OHE——	OVERHEAD UTILITY LINE
———	CENTERLINE OF CREEK
———	ABSTRACT LINE
———	LOT LINE
———	100-YEAR FLOODPLAIN

LEGEND

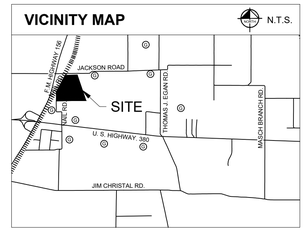
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
	STREET NAME CHANGE
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
	GAS WELL DRILLING & PRODUCTION SITE
	SEE GENERAL NOTE #32

SEE SHEET 4 FOR GENERAL NOTES

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

VICINITY MAP

N.T.S.

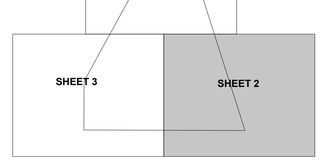


NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36



KEY MAP
N.T.S.

FINAL PLAT

HICKORY GROVE, PHASE 6

BLOCK A, LOTS 163X, 164-215 & 216X; BLOCK PP, LOTS 1-29;
BLOCK QQ, LOTS 1X & 2-50; BLOCK RR, LOTS 1X & 2-33;
BLOCK SS, LOTS 1X & 2-13; BLOCK TT, LOT 1X

1 MUD DIRECTOR'S LOT
174 RESIDENTIAL LOTS
5 HOA LOTS

66.521 ACRES

OUT OF THE
GEORGE ORR SURVEY, ABSTRACT NO. 985
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP26-003
MARCH 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.
1" = 60'	JCC	KHA	MAR. 2026	068517166	2 OF 5

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

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

OWNER:
Ryan Clark
303 Main Street, Suite. 200
Fort Worth, Texas 76102

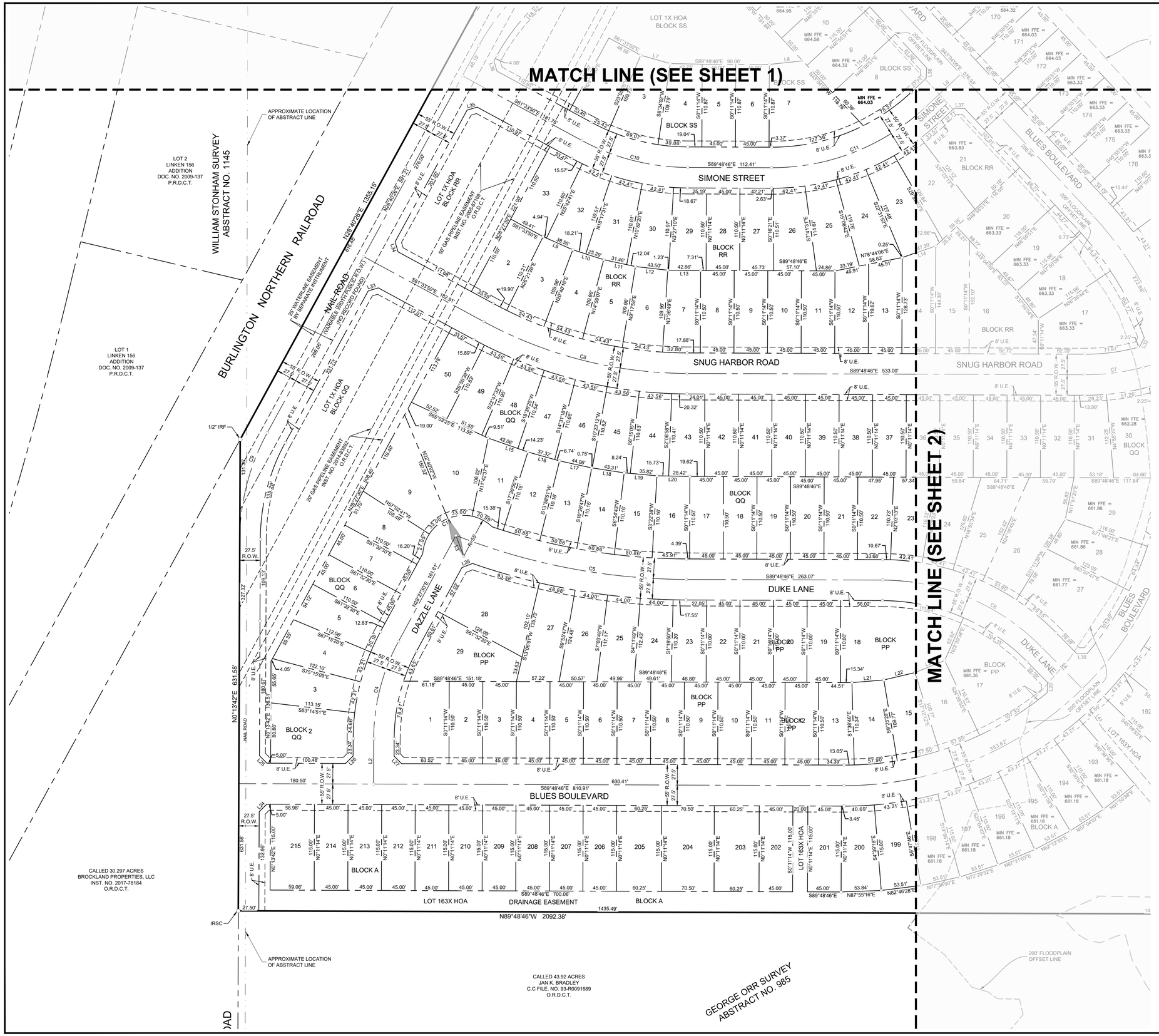
OWNER:
Chris Janowski
6751 North Freeway
Fort Worth, Texas 76131

OWNER:
James Seidel
303 Main Street, Suite. 200
Fort Worth, Texas 76102

OWNER:
Ryan Jordan
6751 North Freeway
Fort Worth, Texas 76131

OWNER:
Steele Hungerford
6751 North Freeway
Fort Worth, Texas 76131

DWG NAME: K:\FRI_SURVEY\093234400-LEGENDS RANCH- DENTON\DWG\FINAL PLATS\PHASE 6\093451868 HICKORY GROVE PHASE 6 FP.DWG PLOTTED BY CRABLE, JEFF 3/16/2026 1:49 PM LAST SAVED 3/11/2026 11:02 AM



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- - - -	EASEMENT LINE
———	CENTERLINE OF ROAD
——OHE——	OVERHEAD UTILITY LINE
———	CENTERLINE OF CREEK
———	ABSTRACT LINE
———	LOT LINE
— — —	100-YEAR FLOODPLAIN

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
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IRF	IRON ROD FOUND
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SEE SHEET 4 FOR GENERAL NOTES

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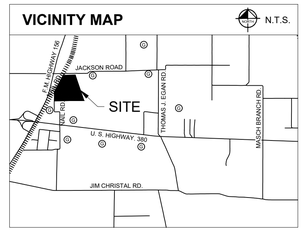
N.T.S.



NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

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N.T.S.

FINAL PLAT

HICKORY GROVE, PHASE 6

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BLOCK QQ, LOTS 1X & 2-50; BLOCK RR, LOTS 1X & 2-33;
BLOCK SS, LOTS 1X & 2-13; BLOCK TT, LOT 1X

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAR. 2026	068517166	3 OF 5

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

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

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

OWNER:
Ryan Clark
303 Main Street, Suite. 200
Fort Worth, Texas 76102

OWNER:
Chris Janowski
6751 North Freeway
Fort Worth, Texas 76131

OWNER:
James Seidel
303 Main Street, Suite. 200
Fort Worth, Texas 76102

OWNER:
Ryan Jordan
6751 North Freeway
Fort Worth, Texas 76131

OWNER:
Steele Hungerford
6751 North Freeway
Fort Worth, Texas 76131

DWG NAME: K:\FRI_SURVEY\093234400-LEGENDS RANCH - DENTON\DWG\FINAL PLATS\PHASE 6\093451868 HICKORY GROVE PHASE 6 FP.DWG PLOTTED BY: CRABLE, JEFF 3/16/2026 1:49 PM LAST SAVED: 3/11/2026 11:02 AM

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 163X HOA	22.394	975,492
BLOCK A LOT 164	0.114	4,950
BLOCK A LOT 165	0.114	4,950
BLOCK A LOT 166	0.114	4,950
BLOCK A LOT 167	0.114	4,950
BLOCK A LOT 168	0.114	4,950
BLOCK A LOT 169	0.114	4,950
BLOCK A LOT 170	0.114	4,950
BLOCK A LOT 171	0.114	4,950
BLOCK A LOT 172	0.114	4,950
BLOCK A LOT 173	0.114	4,950
BLOCK A LOT 174	0.114	4,950
BLOCK A LOT 175	0.114	4,950
BLOCK A LOT 176	0.116	5,045
BLOCK A LOT 177	0.122	5,306
BLOCK A LOT 178	0.124	5,423
BLOCK A LOT 179	0.127	5,541
BLOCK A LOT 180	0.127	5,541
BLOCK A LOT 181	0.127	5,541
BLOCK A LOT 182	0.122	5,306
BLOCK A LOT 183	0.122	5,306
BLOCK A LOT 184	0.124	5,423
BLOCK A LOT 185	0.127	5,541
BLOCK A LOT 186	0.127	5,541
BLOCK A LOT 187	0.127	5,541
BLOCK A LOT 188	0.127	5,541
BLOCK A LOT 189	0.127	5,541
BLOCK A LOT 190	0.127	5,541
BLOCK A LOT 191	0.127	5,541
BLOCK A LOT 192	0.127	5,541
BLOCK A LOT 193	0.127	5,541
BLOCK A LOT 194	0.127	5,541
BLOCK A LOT 195	0.127	5,541
BLOCK A LOT 196	0.127	5,541
BLOCK A LOT 197	0.127	5,541
BLOCK A LOT 198	0.127	5,541
BLOCK A LOT 199	0.127	5,541
BLOCK A LOT 200	0.129	5,613
BLOCK A LOT 201	0.119	5,175
BLOCK A LOT 202	0.119	5,175
BLOCK A LOT 203	0.159	6,929
BLOCK A LOT 204	0.186	8,107
BLOCK A LOT 205	0.159	6,929
BLOCK A LOT 206	0.119	5,175
BLOCK A LOT 207	0.119	5,175
BLOCK A LOT 208	0.119	5,175
BLOCK A LOT 209	0.119	5,175
BLOCK A LOT 210	0.119	5,175
BLOCK A LOT 211	0.119	5,175
BLOCK A LOT 212	0.119	5,175

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 213	0.119	5,175
BLOCK A LOT 214	0.119	5,175
BLOCK A LOT 215	0.156	6,787
BLOCK A LOT 216X	5.000	217,799
BLOCK PP LOT 1	0.178	7,759
BLOCK PP LOT 2	0.114	4,972
BLOCK PP LOT 3	0.114	4,973
BLOCK PP LOT 4	0.114	4,973
BLOCK PP LOT 5	0.114	4,973
BLOCK PP LOT 6	0.114	4,973
BLOCK PP LOT 7	0.114	4,973
BLOCK PP LOT 8	0.114	4,973
BLOCK PP LOT 9	0.114	4,973
BLOCK PP LOT 10	0.114	4,973
BLOCK PP LOT 11	0.114	4,973
BLOCK PP LOT 12	0.114	4,973
BLOCK PP LOT 13	0.117	5,113
BLOCK PP LOT 14	0.128	5,571
BLOCK PP LOT 15	0.128	5,559
BLOCK PP LOT 16	0.128	5,575
BLOCK PP LOT 17	0.278	12,112
BLOCK PP LOT 18	0.333	14,521
BLOCK PP LOT 19	0.114	4,950
BLOCK PP LOT 20	0.114	4,950
BLOCK PP LOT 21	0.114	4,950
BLOCK PP LOT 22	0.114	4,950
BLOCK PP LOT 23	0.115	5,028
BLOCK PP LOT 24	0.119	5,197
BLOCK PP LOT 25	0.123	5,370
BLOCK PP LOT 26	0.130	5,671
BLOCK PP LOT 27	0.156	6,815
BLOCK PP LOT 28	0.231	10,044
BLOCK PP LOT 29	0.213	9,285
BLOCK QQ LOT 1X HOA	1.229	53,546
BLOCK QQ LOT 2	0.188	8,203
BLOCK QQ LOT 3	0.136	5,942
BLOCK QQ LOT 4	0.134	5,857
BLOCK QQ LOT 5	0.123	5,362
BLOCK QQ LOT 6	0.114	4,950
BLOCK QQ LOT 7	0.114	4,950
BLOCK QQ LOT 8	0.117	5,114
BLOCK QQ LOT 9	0.193	8,405
BLOCK QQ LOT 10	0.219	9,558
BLOCK QQ LOT 11	0.126	5,480
BLOCK QQ LOT 12	0.120	5,239
BLOCK QQ LOT 13	0.120	5,239
BLOCK QQ LOT 14	0.120	5,239
BLOCK QQ LOT 15	0.120	5,239
BLOCK QQ LOT 16	0.120	5,220
BLOCK QQ LOT 17	0.114	4,972

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK QQ LOT 18	0.114	4,972
BLOCK QQ LOT 19	0.114	4,972
BLOCK QQ LOT 20	0.114	4,972
BLOCK QQ LOT 21	0.114	4,973
BLOCK QQ LOT 22	0.117	5,100
BLOCK QQ LOT 23	0.129	5,613
BLOCK QQ LOT 24	0.141	6,160
BLOCK QQ LOT 25	0.166	7,226
BLOCK QQ LOT 26	0.229	9,994
BLOCK QQ LOT 27	0.261	11,379
BLOCK QQ LOT 28	0.152	6,640
BLOCK QQ LOT 29	0.203	8,832
BLOCK QQ LOT 30	0.188	8,175
BLOCK QQ LOT 31	0.123	5,343
BLOCK QQ LOT 32	0.114	4,973
BLOCK QQ LOT 33	0.114	4,973
BLOCK QQ LOT 34	0.114	4,973
BLOCK QQ LOT 35	0.114	4,973
BLOCK QQ LOT 36	0.114	4,973
BLOCK QQ LOT 37	0.114	4,973
BLOCK QQ LOT 38	0.114	4,973
BLOCK QQ LOT 39	0.114	4,973
BLOCK QQ LOT 40	0.114	4,973
BLOCK QQ LOT 41	0.114	4,973
BLOCK QQ LOT 42	0.114	4,973
BLOCK QQ LOT 43	0.117	5,100
BLOCK QQ LOT 44	0.121	5,258
BLOCK QQ LOT 45	0.121	5,260
BLOCK QQ LOT 46	0.121	5,261
BLOCK QQ LOT 47	0.121	5,259
BLOCK QQ LOT 48	0.121	5,269
BLOCK QQ LOT 49	0.121	5,256
BLOCK QQ LOT 50	0.131	5,719
BLOCK RR LOT 1X HOA	0.613	26,713
BLOCK RR LOT 2	0.130	5,681
BLOCK RR LOT 3	0.124	5,406
BLOCK RR LOT 4	0.124	5,401
BLOCK RR LOT 5	0.124	5,401
BLOCK RR LOT 6	0.124	5,401
BLOCK RR LOT 7	0.120	5,234
BLOCK RR LOT 8	0.114	4,972
BLOCK RR LOT 9	0.114	4,972
BLOCK RR LOT 10	0.114	4,972
BLOCK RR LOT 11	0.114	4,972
BLOCK RR LOT 12	0.119	5,178
BLOCK RR LOT 13	0.128	5,588
BLOCK RR LOT 14	0.141	6,145
BLOCK RR LOT 15	0.164	7,151
BLOCK RR LOT 16	0.217	9,445
BLOCK RR LOT 17	0.243	10,571

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK RR LOT 18	0.149	6,474
BLOCK RR LOT 19	0.135	5,868
BLOCK RR LOT 20	0.183	7,977
BLOCK RR LOT 21	0.206	8,961
BLOCK RR LOT 22	0.144	6,273
BLOCK RR LOT 23	0.152	6,612
BLOCK RR LOT 24	0.142	6,196
BLOCK RR LOT 25	0.136	5,907
BLOCK RR LOT 26	0.128	5,561
BLOCK RR LOT 27	0.115	5,004
BLOCK RR LOT 28	0.114	4,972
BLOCK RR LOT 29	0.119	5,195
BLOCK RR LOT 30	0.126	5,489
BLOCK RR LOT 31	0.126	5,485
BLOCK RR LOT 32	0.126	5,482
BLOCK RR LOT 33	0.131	5,714
BLOCK SS LOT 1X HOA	1.247	54,302
BLOCK SS LOT 2	0.136	5,930
BLOCK SS LOT 3	0.140	6,092
BLOCK SS LOT 4	0.129	5,631
BLOCK SS LOT 5	0.115	4,989
BLOCK SS LOT 6	0.115	4,989
BLOCK SS LOT 7	0.225	9,800
BLOCK SS LOT 8	0.181	7,896
BLOCK SS LOT 9	0.132	5,750
BLOCK SS LOT 10	0.132	5,750
BLOCK SS LOT 11	0.132	5,750
BLOCK SS LOT 12	0.132	5,750
BLOCK SS LOT 13	0.132	5,765
BLOCK TT LOT 1X HOA	2.473	107,708
OVERALL	66.521	2,897,666
ROW DEDICATION	10.276	447,604

LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°05'56"E	23.03'
L2	N00°11'14"E	60.84'
L3	N20°22'53"W	29.89'
L4	S44°26'26"E	77.78'
L5	N75°03'21"E	40.64'
L6	N46°55'51"E	65.21'
L7	S74°10'16"E	41.13'
L8	N84°00'46"E	45.03'
L9	S66°09'19"E	43.49'
L10	S72°10'18"E	43.50'
L11	S77°51'27"E	43.50'
L12	S83°32'36"E	43.50'
L13	S89°29'44"E	44.09'
L14	N71°01'07"E	47.64'
L15	S70°43'02"E	56.29'
L16	S74°15'07"E	44.06'
L17	S77°47'11"E	44.06'
L18	S81°19'15"E	44.06'
L19	S84°51'19"E	44.06'
L20	S88°49'01"E	44.14'
L21	N85°13'13"E	42.93'
L22	N76°41'09"E	42.97'
L23	N67°55'27"E	42.92'
L24	N45°12'28"E	14.15'
L25	S44°47'32"E	14.14'
L26	S45°11'14"W	14.14'
L27	S44°48'46"E	14.14'
L28	N68°59'26"E	15.20'
L29	S02°44'34"W	13.59'
L30	N88°22'33"E	13.59'
L31	S57°45'38"E	13.59'
L32	S27°52'20"W	13.59'
L33	N73°33'18"E	14.09'
L34	N16°26'42"W	14.20'
L35	N73°33'18"E	14.09'
L36	N16°26'42"W	14.19'
L37	S88°04'09"E	14.14'
L38	S01°55'51"W	14.14'
L39	S76°14'46"E	13.62'
L40	S11°57'50"W	14.09'
L41	N45°13'33"W	21.13'
L42	N44°46'27"E	21.30'
L43	S33°05'25"E	28.71'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	59°54'04"	300.00'	313.64'	N29°57'02"E	299.55'
C2	12°58'13"	300.00'	67.91'	S36°35'02"E	67.77'
C3	133°15'23"	454.00'	1055.90'	N23°33'33"E	833.50'
C4	28°16'16"	275.00'	135.69'	S14°19'22"W	134.32'
C5	21°14'56"	852.00'	315.98'	S79°11'18"E	314.17'
C6	45°22'20"	300.00'	237.57'	N67°07'36"W	231.41'
C7	15°07'53"	300.00'	79.23'	N82°37'17"E	79.00'
C8	28°14'56"	576.00'	283.99'	S75°41'18"E	281.12'
C9	28°26'44"	300.00'	148.94'	S14°27'04"W	147.42'
C10	28°14'56"	300.00'	147.91'	S75°41'18"E	146.42'
C11	43°15'23"	300.00'	226.49'	N68°33'33"E	221.15'
C12	31°13'38"	300.00'	163.51'	S44°17'15"W	161.49'
C13	130°09'02"	55.00'	124.94'	S68°54'49"W	99.75'
C14	29°11'28"	357.80'	182.29'	N64°26'36"W	180.33'

GENERAL NOTES:

1. The purpose of this plat is create 174 residential lots and 5 HOA lots and dedicate easements and rights-of-way.
2. Elevations used for deliniating 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 0.999849393.
4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by Fidelity National Title Insurance company, GF. No. 23030303COM, effective date March 29, 2023. The surveyor has not abstracted the above property,
5. This plat lies wholly within the ETJ of the City of Denton, and Denton County.
6. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
7. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
8. All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.
9. All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.
10. No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parkinglot under the following conditions:

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

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

    c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
11. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
12. Encroachment of private improvements into public easements shall not be permitted.
15. Wastewater utility service will be provided by the City of Denton.
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. 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 4812C0355G of said map.
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. Lots within 200' of FEMA floodplain require minimum finish floor elevations as shown on plat.
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.
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. Homeowner's Association covenant has been recorded in Document No. 2024-4030.
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.
44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
45. All lots labeled "HOA" are to be owned and maintained by the Homeowner's Association. (Block A, Lot 163X, Block QQ, Lot 1X, Block RR, Lot 1X, Block SS, Lot 1X, Block TT, Lot 1X)
46. 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.
47. All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted
48. City tracking number for CLOMR is CL21-0001.

FINAL PLAT

HICKORY GROVE, PHASE 6

BLOCK A, LOTS 163X, 164-215 & 216X; BLOCK PP, LOTS 1-29;
BLOCK QQ, LOTS 1X & 2-50; BLOCK RR, LOTS 1X & 2-33;
BLOCK SS, LOTS 1X & 2-13; BLOCK TT, LOT 1X

1 MUD DIRECTOR'S LOT
174 RESIDENTIAL LOTS
5 HOA LOTS

66.521 ACRES

OUT OF THE
GEORGE ORR SURVEY, ABSTRACT NO. 985
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP26-003
MARCH 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	MAR. 2026	068517166	4 OF 5

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

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

OWNER:
Ryan Clark
303 Main Street, Suite. 200
Fort Worth, Texas 76102

OWNER:
Chris Janowski
6751 North Freeway
Fort Worth, Texas 76131

OWNER:
James Seidel
303 Main Street, Suite. 200
Fort Worth, Texas 76102

OWNER:
Ryan Jordan
6751 North Freeway
Fort Worth, Texas 76131

OWNER:
Steele Hungerford
6751 North Freeway
Fort Worth, Texas 76131

DWG NAME: K:\FRI_SURVEY\068234405\LEGEND\3 RANCH - DENTON\DWG\FINAL PLATS\PHASE 6\068345188 HICKORY GROVE PHASE 6 FP.DWG PLOTTED BY CRABLE, JEFF 3/16/2026 1:49 PM LAST SAVED 3/11/2026 11:02 AM

OWNERS' CERTIFICATE

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

WHEREAS DOUBLE R. DEVCO, LLC, RYAN CLARK, CHRIS JANOWSKI, JAMES SEIDEL, RYAN JORDAN AND STEELE HUNGERFORD, are the sole owners of a tract of land situated in the George Orr Survey, Abstract No. 985, Denton County, Texas, and being a portion of a tract of land described as Residential Tract in a deed to Double R. DevCo, LLC, recorded in Instrument No. 2023-100095 of the Official Records of Denton County, Texas, being all of a 5.000 acre tract of land described in a deed to Ryan Clark, recorded in Document No. 2023-126040, Chris Jaoswki, recorded in Document No. 2024-84501, James Seidel, recorded in Document No. 2023-126041, Ryan Jordan, recorded in Document No. 2024-84500 and Steele Hungerford, recorded in Document No. 2024-84502, all of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of Hickory Grove, Phase 4, an addition to Denton County, Texas, according to the plat thereof recorded in Document No. 2025-440, being within the margins of Jackson Road, a variable width right-of-way, no record found, same being the northwest corner of a 55-foot wide right-of-way dedication for Jackson Road, as dedicated in said Hickory Grove, Phase 4, same also being on the northerly line of said Residential Tract;

THENCE South 17°39'04" East, departing said Jackson Road and the northerly line of said Residential Tract, and along the westerly line of said 55' right-of-way dedication and the westerly line of said Hickory Grove, Phase 4, a distance of 1,924.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of a called 43.92 acre tract of land described in a deed to Jan K. Bradley, recorded in County Clerk's File No. 93-R0091889 of the Official Records of Denton County, Texas, same being on the southerly line of said Residential Tract;

THENCE North 89°48'46" West, departing the westerly line of said Hickory Grove, Phase 4, along the northerly line of said 43.92 acre tract, the southerly line of said Residential Tract and the southerly line of said 5.000 acre tract, a distance of 2,092.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set within the margins of Nail Road, for the westernmost southwest corner of said Residential Tract, common to the northwest corner of said 43.92 acre tract, same being on the easterly line of a called 30.297 acre tract of land described in a deed to Brockland Properties, LLC recorded in Instrument No. 2017-78184 of the Official Records of Denton County, Texas;

THENCE North 00°13'42" East, within the margins of said Nail Road, along the easterly line of said 30.297 acre tract and along the westerly line of said Residential Tract, a distance of 631.58 feet to a 1/2 inch iron rod found for the north corner of said 30.297 acre tract, on the southeasterly right-of-way line of Burlington Northern Railroad;

THENCE North 28°40'26" East, continuing along the westerly line of said Residential Tract, along the southeasterly right-of-way line of said Burlington Northern Railroad and with the northwest margin of said Nail Road, a distance of 1,355.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Residential Tract, within the margins of said Jackson Road;

THENCE North 89°32'55" East, within the margins of said Jackson Road and along the northerly line of said Residential Tract, a distance of 856.02 feet to the **POINT OF BEGINNING** and containing 66.521 acres (2,897,666 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Double R. Devco, LLC. and Ryan Clark, Chris Janowski, James Seidel, Ryan Jordan and Steele Hungerford, do hereby adopt this plat designating the herein described property as HICKORY GROVE, PHASE 6, an addition in Denton County, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys, right-of-way dedications and other land rights shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep the removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND, this _____ day of _____, 2026.

BY: **Double R. Devco, LLC,**
a Texas limited liability company

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public, State of Texas

My Commission Expires: _____

WITNESS MY HAND, this _____ day of _____, 2026.

BY: **Ryan Clark**

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public, State of Texas

My Commission Expires: _____

WITNESS MY HAND, this _____ day of _____, 2026.

BY: **Chris Janowski**

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public, State of Texas

My Commission Expires: _____

My Commission Expires: _____
WITNESS MY HAND, this _____ day of _____, 2026.

BY: **James Seidel**

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public, State of Texas

My Commission Expires: _____

WITNESS MY HAND, this _____ day of _____, 2026.

BY: **Ryan Jordan**

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public, State of Texas

My Commission Expires: _____

WITNESS MY HAND, this _____ day of _____, 2026.

BY: **Steele Hungerford**

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public, State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

FINAL PLAT

HICKORY GROVE, PHASE 6

BLOCK A, LOTS 163X, 164-215 & 216X; BLOCK PP, LOTS 1-29;
BLOCK QQ, LOTS 1X & 2-50; BLOCK RR, LOTS 1X & 2-33;
BLOCK SS, LOTS 1X & 2-13; BLOCK TT, LOT 1X

1 MUD DIRECTOR'S LOT
174 RESIDENTIAL LOTS
5 HOA LOTS

66.521 ACRES

OUT OF THE
GEORGE ORR SURVEY, ABSTRACT NO. 985
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP26-003
MARCH 2026

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	MAR. 2026	068517166	5 OF 5

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

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

OWNER:
Ryan Clark
303 Main Street, Suite. 200
Fort Worth, Texas 76102

OWNER:
Chris Janowski
6751 North Freeway
Fort Worth, Texas 76131

OWNER:
James Seidel
303 Main Street, Suite. 200
Fort Worth, Texas 76102

OWNER:
Ryan Jordan
6751 North Freeway
Fort Worth, Texas 76131

OWNER:
Steele Hungerford
6751 North Freeway
Fort Worth, Texas 76131

DWG NAME: K:\FRI_SURVEY\093264600-LEGEND\S RANCH - DENTON\DWG\FINAL PLATS\PHASE 6\093451868 HICKORY GROVE PHASE 6 FP.DWG PLOTTED BY CRABLE, JEFF 3/16/2026 1:49 PM LAST SAVED 3/11/2026 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 Fort Worth, TX 76107-1569 USA	

Order | Return to Search

Instructions:

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

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 29, 2026

SUBJECT

Consider a request by Quiddity Engineering on behalf of TG Duchess Denton, LLC., for a Final Plat of Olivo Apartments. The 18.897-acre site is generally located south of Duchess Drive, approximately 794.21 feet west of Loop 288 in City of Denton, Denton County, Texas. (FP26-0013a, Olivo Apartments, Angie Manglaris).

BACKGROUND

The purpose of this Final Plat is to establish two lots of record and dedicate necessary easements and right-of-way for the development multifamily and to dedicate park land. The subject property is zoned Suburban Corridor and received a Specific Use Permit (SUP) for a multifamily development in 2023.

Date Application Filed:	March 9, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	30 Days
Extension Granted:	April 8, 2026
Resubmitted:	April 6, 2026
Planning & Zoning Commission Meeting:	April 29, 2026
Days in Review:	21 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. The applicant is requesting a 30-day extension (see Exhibit 5), which would be the **second extension for this plat**. Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary.

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, Staff has no objection to the requested 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 May 27, 2026.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
2002	City Council	Citywide rezoning from Commercial (C) District to Community Mixed Use General (CM-G) District	Approved
2019	City Council	Zoning Transition from CM-G-District to Suburban Corridor (SC) District	Approved
October 11, 2023	Planning and Zoning Commission	Specific Use Permit for Multifamily Land Use	Recommended Approval
October 24, 2023	City Council	Specific Use Permit for Multifamily Land Use	Approved
September 16, 2025	City Council	Extend the approval period for the Specific Use Permit	Approved
April 8, 2026	Planning and Zoning Commission	Final Plat 30-day Extension	Extension 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. Extension Request
6. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director

Planning Staff Analysis
FP26-0013a / Olivo Apartments
Planning & Zoning Commission

REQUEST:
Final plat for an approximately 18.897-acre site

APPLICANT:
Quiddity Engineering on behalf of TG Duchess Denton, LLC.

RECOMMENDATION:
Staff recommends denial of this Final Plat as it does not meet the established approval criteria; however, staff has no objection to the requested extension, which could be granted to May 27, 2026.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. **Findings:** The Final Plat does not meet all review criteria, as detailed in the following items as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B: 1. Use a variety of weights and line types to differentiate between line used in graphic (FPC2.1)	☐	☒	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. **Findings:** The Final Plat does not meet the review criteria of DDC Section 2.6.4D as described herein.	☐	☒	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. **Findings:** There is no conflict.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
2. Prior Approvals			
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities. **Findings:** The proposed Final Plat is consistent with the previously approved Specific Use Permit (S23-0005). Civil Engineering Plans (CEP25-0035) must be approved prior to Final Plat approval (DDC 2.6.4C.2.d).	☐	☒	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** 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. **Findings:**	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
The Final Plat does not comply with the applicable DDC requirements as described herein: 1. Final Plat review must have a CEP approved prior to approval (DDC 2.6.4C.2.d).			
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The 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. **Findings:** The Final Plat complies with all other applicable city regulations.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. **Findings:** There are no interlocal nor development agreements associated with this Final Plat.	☐	☐	☒
7. Minimizes Adverse Environmental Impacts			

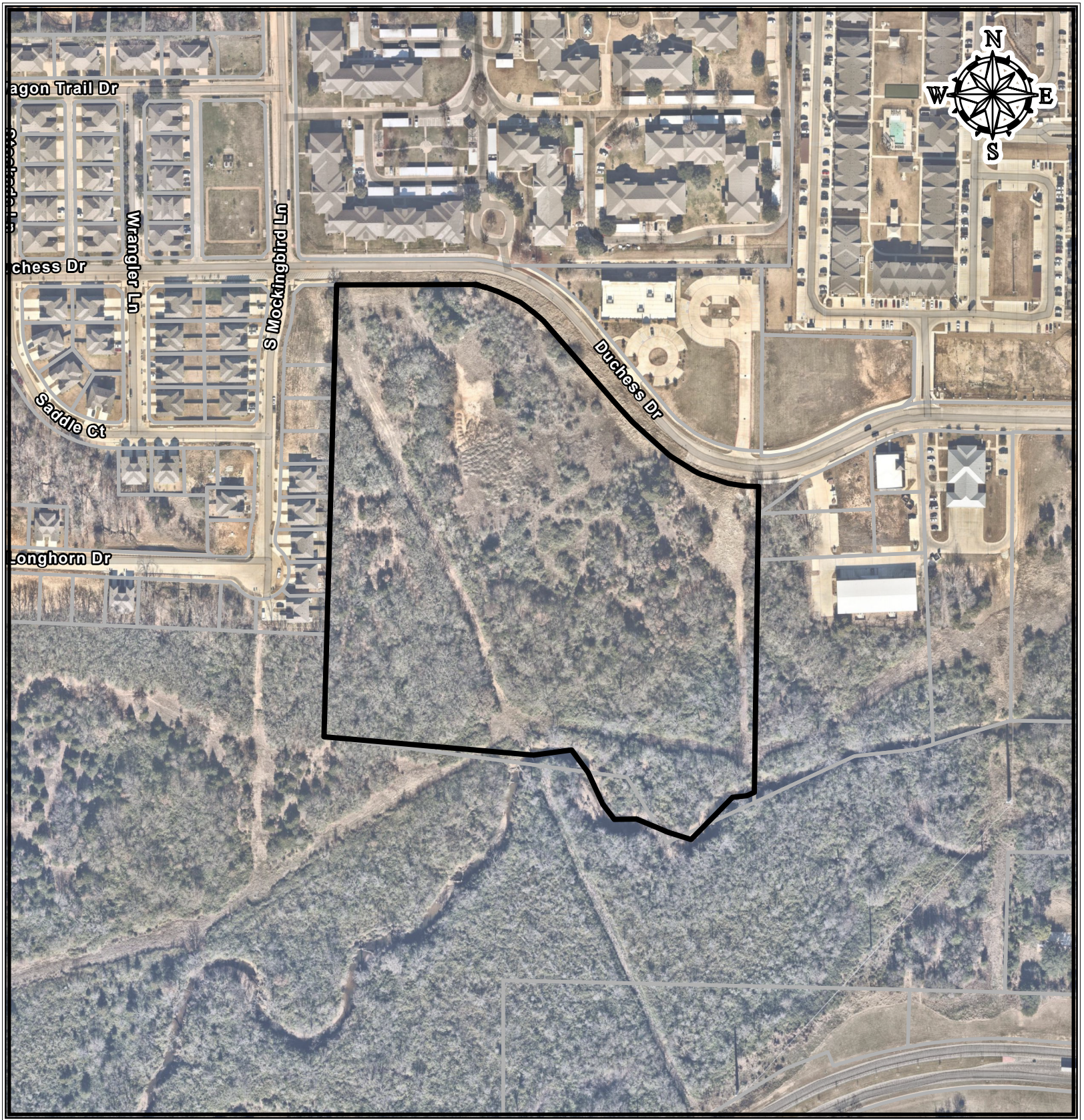
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment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

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

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

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** As discussed herein, the Final Plat does not comply with all applicable requirements of the Denton Development Code.	☐	☒	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat does comply with the applicable technical standards and specifications adopted by the City.	☒	☐	☐

FP26-0013
Aerial Site Location

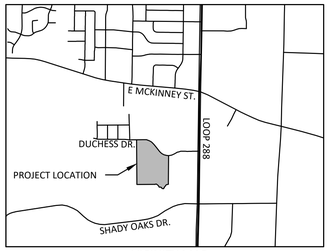


COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40

0 80 160 320 Feet

CITY OF DENTON
Development Services · GIS
Date: 3/12/2026

"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.

GENERAL NOTES:

1. The gross land area is 18.897 acres.

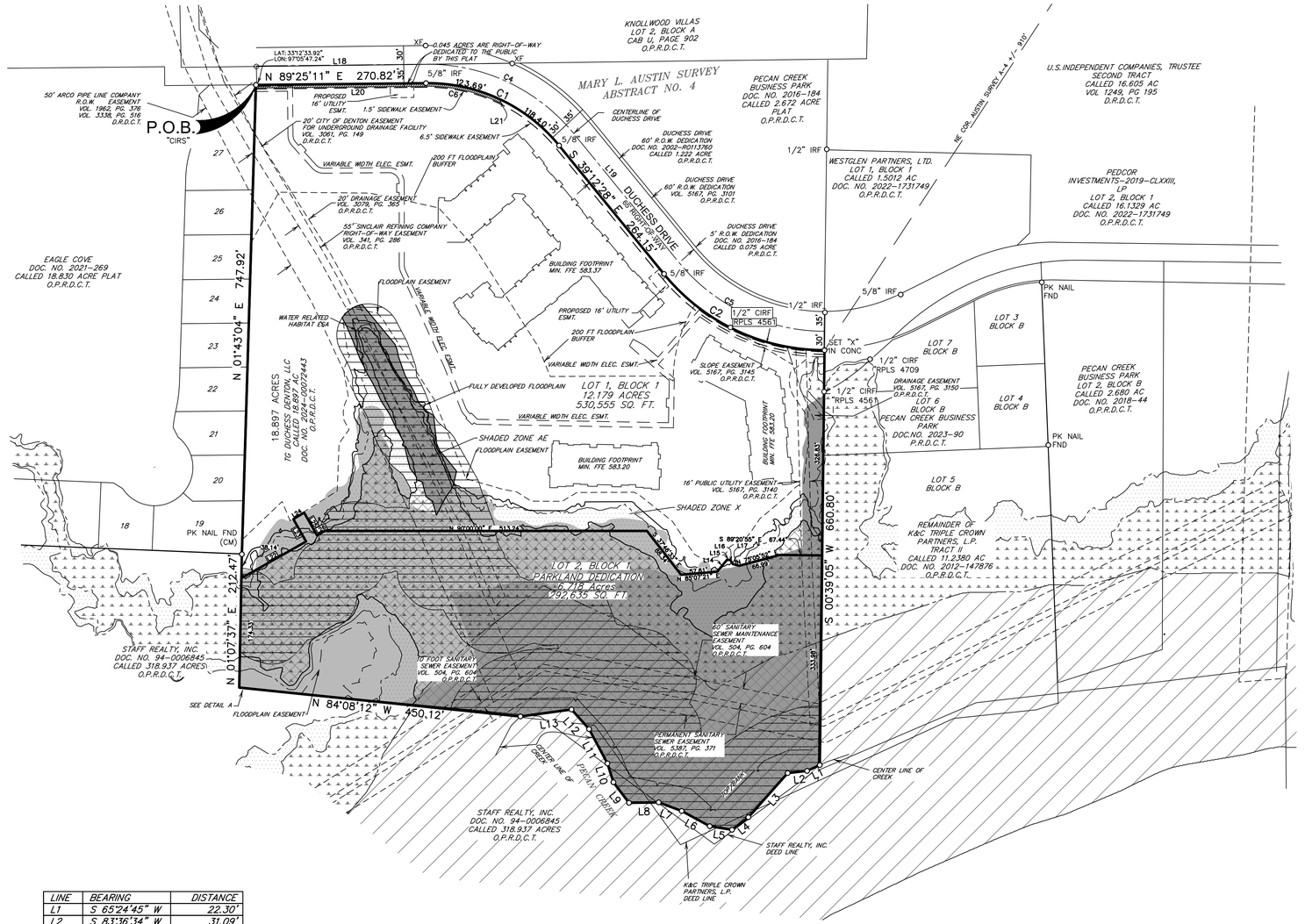
2. The intersection of Duchess Road and Loop 288 is located approximately 783.00 feet from the Northeast corner of the subject tract.

3. Lot 2, Block 1 is dedicated to the City of Denton as Park Land Dedication.

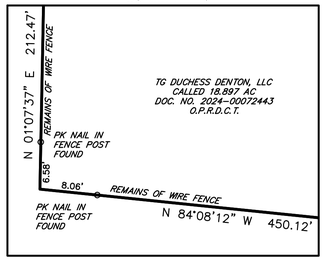
4. Water and sewer service will be provided through the City of Denton.

5. Property may not be subdivided or made part of the public water system before constructing water and sanitary sewer lines in compliance with applicable law, including- but not limited to- the Texas Administrative Code (TAC) Title 30 Part 1 Chapters 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.

6. Any structure within the 200' floodplain buffer, floodplain, or floodway, shall have an elevation certificate.



DETAIL A
SCALE: 1" = 10'



LINE	BEARING	DISTANCE
L1	S 65°24'45" W	22.30'
L2	S 83°36'34" W	31.09'
L3	S 41°38'09" W	94.16'
L4	S 52°34'20" W	32.76'
L5	N 80°54'34" W	36.06'
L6	N 61°33'29" W	50.72'
L7	N 69°24'28" W	39.15'
L8	S 89°06'44" W	47.25'
L9	N 37°09'55" W	41.09'
L10	N 17°33'06" W	31.36'
L11	N 28°05'22" W	62.15'
L12	N 41°55'43" W	41.87'
L13	S 82°14'19" W	82.11'
L14	N 39°52'28" E	24.73'
L15	S 88°57'34" E	5.00'
L16	S 32°48'16" E	8.08'
L17	S 75°29'13" E	10.34'
L18	N 89°25'11" E	270.82'
L19	S 39°12'28" E	264.15'
L20	N 89°25'11" E	271.02'
L21	N 25°40'00" E	5.00'
L22	N 60°27'17" E	118.41'
L23	N 29°32'43" W	40.92'
L24	N 58°00'50" E	20.02'
L25	S 29°32'43" E	41.78'
L26	N 60°27'17" E	14.13'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	242.09'	234.06'	S 64°53'39" E	51°22'22"
C2	330.00'	292.52'	283.04'	S 64°36'08" E	50°47'20"
C4	300.00'	268.99'	260.07'	S 64°53'39" E	51°22'22"
C5	300.00'	265.93'	257.31'	S 64°36'08" E	50°47'20"
C6	265.00'	121.40'	120.34'	S 77°27'25" E	26°14'50"

LEGEND:

FND	FOUND
CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
XF	X CUT FOUND
"CIRS"	SET 5/8-INCH IRON ROD (WITH CAP STAMPED "QUIDDITY ENG PROPERTY CORNER")
"CIRF"	CAPPED IRON ROD FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS

CONCRETE

FEMA SHADED ZONE X

FEMA SHADED ZONE AE

FEMA FLOODWAY

RIPARIAN BUFFER

WATER RELATED HABITAT ESA

CROSS TIMBERS UPLAND HABITAT

RIGHT-OF-WAY

UNDEVELOPED FLOODPLAIN ESA

ROAD CENTERLINE

ADJOINER LINE

BOUNDARY LINE

EASEMENT LIMITS

FINAL PLAT

LOTS 1 & 2, BLOCK 1
OLIVO APARTMENTS

BEING 18.897 ACRES
SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
IN THE CITY OF DENTON
DENTON COUNTY, TEXAS
APRIL 2026

FP26-0013

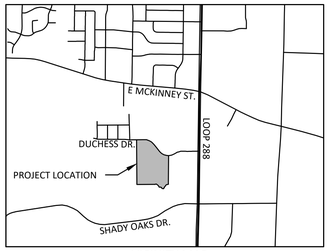
OWNER:
TG DUCHESS DENTON LLC
14241 DALLAS PARKWAY
SUITE 1090
DALLAS, TX 75254
PHONE: (214) 416-7034
CONTACT: FLOYD LEE

DEVELOPER:
ROERS COMPANIES
TWO CARLSON PARKWAY N
SUITE 400
PLYMOUTH, MINNESOTA 55447
PHONE: 763-285-8808
CONTACT: JULIA TOLLEFSON

CIVIL ENGINEER:
QUIDDITY ENGINEERING
4500 MERCANTILE PLAZA DRIVE
SUITE 228
FORT WORTH, TX 76137
PHONE: 972-265-6043
CONTACT: JOSHUA F. SCHULIK, PE

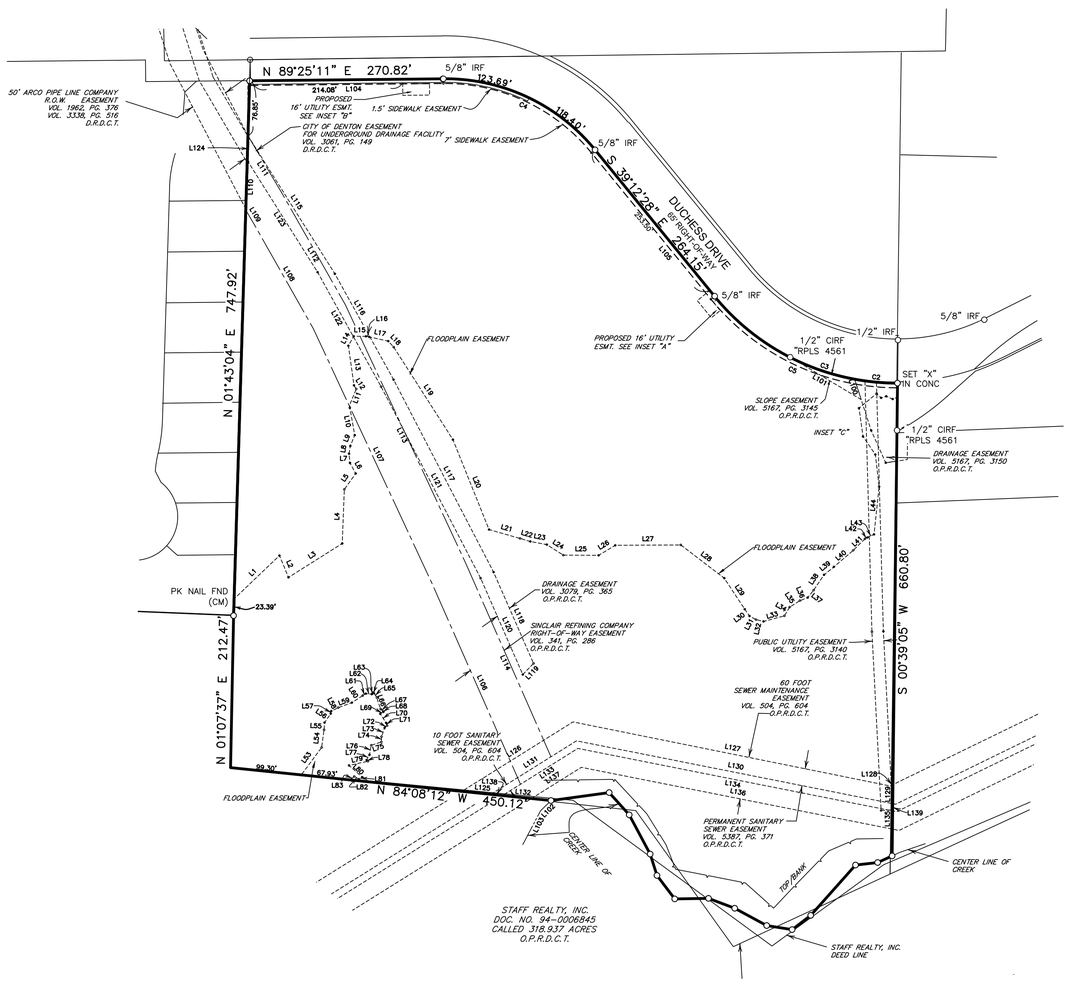
QUIDDITY
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2805 Dallas Parkway, Suite 600 Plano, TX 75093 972-488-3880

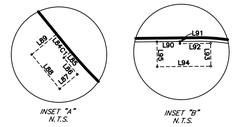
K:\16899\16899-0007-01 Olivo Apartments\1 Surveying Phase\CAD Files\Final Dwg\16899-0006-00 Denton Duchess Subdivision Plat V2.dwg



VICINITY MAP
N.T.S.

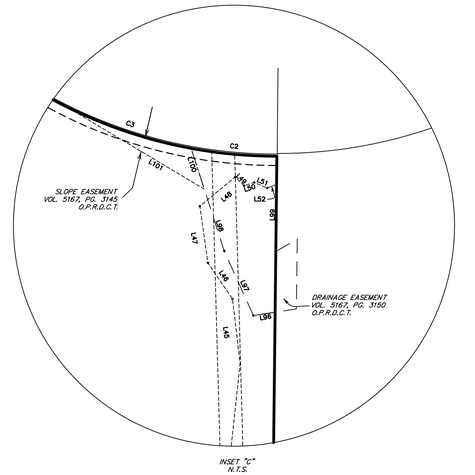
LINE	BEARING	DISTANCE
L1	N 46°17'57" E	87.74'
L2	S 22°25'07" E	33.02'
L3	N 57°47'28" E	88.78'
L4	N 02°14'03" E	75.82'
L5	N 35°45'37" E	27.22'
L6	N 28°34'20" W	16.76'
L7	N 05°53'25" W	13.02'
L8	N 09°27'41" E	11.07'
L9	N 22°13'48" E	16.29'
L10	N 10°10'59" W	38.79'
L11	N 22°20'36" E	22.10'
L12	N 31°40'50" W	5.97'
L13	N 08°04'01" W	55.91'
L14	N 28°46'44" E	15.26'
L15	S 89°27'02" E	17.22'
L16	S 79°46'54" E	4.76'
L17	S 77°30'22" E	27.12'
L18	S 42°18'57" E	11.31'
L19	S 32°37'02" E	153.56'
L20	S 21°52'19" E	135.46'
L21	S 74°04'14" E	45.08'
L22	S 73°51'38" E	14.97'
L23	S 79°14'38" E	23.48'
L24	S 57°21'46" E	27.28'
L25	S 89°43'12" E	49.32'
L26	N 58°59'43" E	27.23'
L27	N 89°43'37" E	91.56'
L28	S 52°37'09" E	76.44'
L29	S 33°23'34" E	51.93'
L30	S 35°16'30" E	11.64'
L31	S 60°21'10" E	10.33'
L32	S 76°33'02" E	10.84'
L33	N 75°00'52" E	30.20'
L34	N 31°05'32" E	14.24'
L35	N 57°39'00" E	16.93'
L36	N 68°37'43" E	11.69'
L37	N 38°35'46" E	13.27'
L38	N 34°12'42" E	25.99'
L39	N 51°15'52" E	17.64'
L40	N 49°18'46" E	35.60'
L41	S 46°29'36" W	4.63'
L42	N 59°27'42" E	4.06'
L43	N 65°22'30" E	10.06'
L44	N 06°07'25" E	67.13'
L45	N 06°44'45" W	45.27'
L46	N 34°15'17" W	30.48'
L47	N 08°07'03" W	40.04'
L48	N 50°29'00" E	11.92'
L49	S 46°16'08" E	8.68'
L50	N 72°33'05" E	7.49'
L51	S 66°34'18" E	9.83'
L52	N 68°44'54" E	7.02'
L53	N 36°38'51" E	47.70'
L54	N 07°46'15" E	24.82'
L55	N 03°49'42" E	10.24'
L56	N 34°47'48" E	15.23'
L57	N 10°11'24" E	3.57'
L58	N 63°34'42" E	11.01'
L59	N 69°53'11" E	20.18'
L60	N 56°56'46" E	18.11'
L61	N 58°12'12" E	5.21'
L62	S 84°45'28" E	8.35'
L63	N 35°57'09" E	2.69'
L64	S 61°06'49" E	1.70'
L65	S 34°02'17" E	7.06'
L66	S 19°08'49" E	11.60'
L67	S 47°20'54" E	5.06'
L68	S 16°35'28" E	0.67'
L69	S 61°09'41" W	5.08'
L70	S 32°40'58" E	15.19'
L71	S 19°44'51" E	4.14'
L72	S 47°49'18" W	4.62'
L73	S 19°39'23" W	13.10'
L74	S 01°27'55" W	7.38'
L75	S 72°04'24" W	14.85'
L76	S 10°35'53" W	13.58'
L77	S 28°51'47" W	8.42'
L78	S 50°19'32" E	2.56'
L79	S 77°39'47" W	27.09'
L80	S 48°27'52" E	24.97'
L81	S 61°38'51" W	5.53'
L82	N 60°10'15" W	7.42'
L83	S 54°24'51" W	8.06'
L84	S 39°12'28" E	10.65'
L85	S 50°33'25" W	6.54'
L86	S 39°12'28" E	15.03'
L87	S 50°45'39" W	16.00'
L88	N 39°12'28" W	30.97'
L89	N 50°33'55" E	22.50'
L90	N 89°25'11" E	16.00'
L91	S 00°30'56" E	1.50'
L92	N 89°26'21" E	21.42'
L93	S 00°34'49" E	16.00'
L94	S 89°25'11" W	37.44'
L95	N 00°30'56" W	17.50'
L96	S 81°16'48" W	15.38'
L97	N 24°16'29" W	49.66'
L98	N 17°50'46" W	75.29'
L99	S 00°44'32" W	66.56'
L100	S 17°50'46" E	30.00'
L101	N 59°08'21" W	115.40'
L102	S 45°55'37" W	20.75'
L103	S 27°40'13" W	53.20'
L104	N 89°25'11" E	270.92'
L105	S 39°12'28" E	264.15'
L106	N 23°46'01" W	305.10'
L107	N 24°58'23" W	394.62'
L108	N 29°33'34" W	168.17'
L109	N 30°34'13" W	22.47'
L110	N 01°43'04" E	103.91'
L111	S 30°34'13" E	102.04'
L112	S 29°33'34" E	170.61'
L113	S 24°58'23" E	397.14'
L114	S 23°46'01" E	296.95'
L115	S 32°10'53" E	228.02'
L116	S 29°01'19" E	169.20'
L117	S 27°26'49" E	303.17'
L118	S 23°37'37" E	139.22'
L119	S 43°59'20" W	21.63'
L120	N 23°37'37" W	146.90'
L121	N 27°26'49" W	301.84'
L122	N 29°01'19" W	182.88'
L123	N 32°10'53" W	182.55'
L124	N 00°08'08" W	36.21'
L125	N 84°08'12" W	40.73'
L126	N 58°00'00" E	183.18'
L127	S 78°34'51" E	452.08'
L128	N 64°04'49" E	4.44'
L129	S 00°00'00" E	26.72'
L130	N 78°46'00" W	450.91'
L131	S 58°00'00" W	141.11'
L132	N 84°08'12" W	40.73'
L133	N 58°00'00" E	124.29'
L134	S 78°46'00" E	448.50'
L135	S 00°39'05" W	25.43'
L136	N 78°46'00" W	443.27'
L137	S 58°00'00" W	82.22'
L138	N 84°08'12" W	16.29'
L139	S 00°39'05" W	10.17'





INSET "A"
N.T.S.

INSET "B"
N.T.S.



INSET "C"
N.T.S.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°55'47"	330.00'	5.35'	S 39°40'21" E	5.35'
C2	10°27'54"	330.00'	60.27'	S 84°40'41" E	60.19'
C3	16°32'26"	330.05'	95.28'	S 71°10'26" E	94.95'
C4	51°22'22"	263.50'	236.26'	S 64°53'39" E	228.43'
C5	50°47'00"	336.50'	298.25'	S 64°35'58" E	288.59'

LEGEND:

CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
XF	X CUT FOUND
"CIRS"	SET 5/8-INCH IRON ROD (WITH CAP STAMPED "QUIDDITY ENG")
"CIRF"	CAPPED IRON ROD FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS

ADJOINER LINE

BOUNDARY LINE

EASEMENT LIMITS

FINAL PLAT

LOTS 1 & 2, BLOCK 1
OLIVO APARTMENTS

BEING 18.897 ACRES
SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
IN THE CITY OF DENTON
DENTON COUNTY, TEXAS
APRIL 2026

FP26-0013

OWNER:
TG DUCHESS DENTON LLC
14241 DALLAS PARKWAY
SUITE 1090
DALLAS, TX 75254
PHONE: (214) 416-7034
CONTACT: FLOYD LEE

DEVELOPER:
ROERS COMPANIES
TWO CARLSON PARKWAY N
SUITE 400
PLYMOUTH, MINNESOTA 55447
PHONE: 763-285-8808
CONTACT: JULIA TOLLEFSON

CIVIL ENGINEER:
QUIDDITY ENGINEERING
4500 MERCANTILE PLAZA DRIVE
SUITE 228
FORT WORTH, TX 76137
PHONE: 972-265-6043
CONTACT: JOSHUA F. SCHULIK, PE

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2805 Dallas Parkway, Suite 600 Plano, TX 75093 972-488-3880

P:\16899\16899-0007-01 Olivo Apartments\1 Surveying Phase\CAD Files\Final Dwg\16899-0006-00 Denton Duchess Subdivision PlatEasements.dwg

BEING a 18.897 acre tract of land situated in the Mary L. Austin Survey, Abstract No. 4, Denton County Texas, being all of a called 18.897 acre tract of land described in a deed to Duchess Denton, LLC, recorded in Document Number 2024-00072443, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202:

BEGINNING at a set 5/8-inch iron rod (with cap stamped "Quiddity Eng. Property Corner") in the west line of said 18.897 acre tract, being the northeast corner of Eagle Cove, an addition to the City of Denton according to the plat recorded in Document No. 2021-269, O.P.R.D.C.T., also being in the south right-of-way line of Duchess Drive (60' right-of-way), according to the right-of-way document recorded in Document No. 2002-R0113760, O.P.R.D.C.T.;

THENCE along the south right-of-way of said Duchess Drive, the following courses:

North 89 Degrees 25 Minutes 11 Seconds East, a distance of 270.82 feet to a 5/8 inch iron rod found at the beginning of a tangent curve to the right;

Southeasterly, along said tangent curve to the right having a central angle of 51 Degrees 22 Minutes 22 Seconds, a radius of 270.00 feet, an arc distance of 242.09 feet and a chord bearing and distance of South 64 Degrees 53 Minutes 39 Seconds East, 234.06 feet to a 5/8" iron rod found for corner;

South 39 Degrees 12 Minutes 28 Seconds East, a distance of 264.15 feet to a 5/8 inch iron rod found at the beginning of a tangent curve to the left;

Southeasterly, along said tangent curve to the left having a central angle of 50 Degrees 47 Minutes 20 Seconds, a radius of 330.00 feet, an arc distance of 292.52 feet and a chord bearing and distance of South 64 Degrees 36 Minutes 08 Seconds East, 283.04 feet to a set cut "X" in concrete on the east line of the aforementioned Tract 1, being the northeast corner of said 18.897 acre tract;

THENCE South 00 Degrees 39 Minutes 05 Seconds West, departing the south right-of-way line of said Duchess Drive, along said east line of said 18.897 acre tract, at a distance of 65.98 passing a 1/2" iron rod found for the northwest corner of Tract II, a called 11.2380 acre tract of land described in deed to K & C Triple Crown Partners, LP, recorded in Document Number 2012-147876, O.P.R.D.C.T., and continuing along the common line between said 18.897 acre tract and said Tract II, a distance of 660.80 feet to the center of Pecan Creek;

THENCE along the center of said Pecan Creek, the following courses:

South 65 Degrees 24 Minutes 45 Seconds West, a distance of 22.30 feet;

South 83 Degrees 36 Minutes 34 Seconds West, a distance of 31.09 feet;

South 41 Degrees 38 Minutes 09 Seconds West, a distance of 94.16 feet;

North 52 Degrees 34 Minutes 20 Seconds West, a distance of 32.76 feet;

North 80 Degrees 54 Minutes 34 Seconds West, a distance of 36.06 feet;

North 61 Degrees 33 Minutes 29 Seconds West, a distance of 50.72 feet;

North 69 Degrees 24 Minutes 28 Seconds West, a distance of 39.15 feet;

South 89 Degrees 06 Minutes 44 Seconds West, a distance of 47.25 feet;

North 37 Degrees 09 Minutes 55 Seconds West, a distance of 41.09 feet;

North 17 Degrees 33 Minutes 06 Seconds West, a distance of 31.36 feet;

North 28 Degrees 05 Minutes 22 Seconds West, a distance of 62.15 feet;

North 41 Degrees 55 Minutes 43 Seconds West, a distance of 41.87 feet;

South 82 Degrees 14 Minutes 19 Seconds West, a distance of 82.11 feet;

THENCE North 84 Degrees 08 Minutes 12 Seconds West, departing the center of said Pecan Creek, along the remains of a wire fence, at a distance of 442.06 feet passing a found PK Nail in fence post, and continuing for a total distance of 450.12 feet to a point for corner;

THENCE North 01 Degrees 07 Minutes 37 Seconds East, along the west line of said 18.897 acre tract, at a distance of 6.58 feet passing a found PK Nail in fence post, along the remains of a wire fence, continuing for a total distance of 212.47 feet to a PK Nail found in fence post found at the southeast corner of the aforementioned Eagle Cove subdivision;

THENCE North 01 Degrees 43 Minutes 04 Seconds East, along the west line of said 18.897 acre tract and the east line of said Eagle Cove subdivision, a distance of 747.92 feet to the **POINT OF BEGINNING** and containing 18.897 acres more or less as shown on Drawing Number 18504 in the office of Quiddity Engineering in Plano, Texas.

Planning and Zoning Commission Approval

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of Olivo Apartments in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this ____ day of _____, 20___.

_____ _____
Chair, Planning & Zoning Commission City Secretary

STATE OF TEXAS :
COUNTY OF DENTON:

Owner's Dedication Block

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT _____, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as Olivo Apartments, 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: _____ DATE: _____

BY: _____

STATE OF TEXAS
COUNTY OF DENTON

This instrument was acknowledged before me on _____, 20____. By _____ of _____, on behalf of said limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purpose of and consideration therein expressed, and in the capacity therein stated.

Given my hand and seal of office, this the _____ day of _____, 20____.

_____
Notary Public, State of Texas

My Commission expires :_____

· The 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.

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

· A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject sire. Minimum Tree Preservation requirements of Denton Development Code Section 7.7.4. must be met prior to the release of any permits.

· City of Denton shall have a blanket temporary access easement to allow the city staff to enter the property to conduct necessary inspections. Temporary access easement shall expire at time of final acceptance.

· Water and sewer service will be provided through the City of Denton.

· Cross Timbers Upland Habitat shall be up-kept and maintained by the property owner. There shall be no removing, destroying, cutting, trimming, mowing, shredding, burning, harming, or altering of vegetation, or disturbing or changing in any way the natural habitat of cross timbers upland habitat area without written permission by the City of Denton. The property owner shall periodically inspect the property and shall keep the property free of trash, debris and hazards. the City of Denton does not assume any maintenance obligations within the cross timbers upland habitat area.

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Signature: _____

Date: _____

PRELIMINARY
FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, 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 _____th day of _____, 20____.

_____
Notary Public in and for the State of Texas

MASTER NOTES:

1.) The purpose of this plat is to create one multifamily lot and one parkland lot.

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 Coordinate System, North Central Zone, NAD 83.

4.) This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by Fidelity National Title Insurance Company, g.f. no. FTDAL-34-9000342600040-CK, effective date January 15, 2026. The surveyor has not abstracted the above property.

5.) This plat lies wholly within the City Limits of Denton (or) 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 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 ite 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.) Master Note N/A

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

16.) Master Note N/A

17.) Master Note N/A

18. Water utility service will be provided by the City of Denton.

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

20.) 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, scaled, that a portion of this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain", a portion of which is in "Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain" and a portion is within "Shaded Zone AE" defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year); with Base Flood Elevations determined", a portion of which is within the "Floodway" defined as "The channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments"

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions 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 83 and is the same as the datum used to establish 100-year base flood elevations.

22.) Master Note N/A

23.) Lots within 200 feet of the FEMA Floodplain require minimum finished floor elevations as shown on plat. All buildings within the 200 foot Floodplain Buffer Floodplain or Floodway shall have elevation certificates.

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

26.) This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.

27.) As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.

28.) Master Note N/A

29.) Master Note N/A

30.) Master Note N/A

31.) Master Note N/A

32.) Master Note N/A

33.) Master Note N/A

34.) Master Note N/A

35.) Master Note N/A

36.) Master Note N/A

37.) Lot 2, Block A is dedicated to the City of Denton as a Park Land Dedication Lot.

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 numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

FINAL PLAT

LOTS 1 & 2, BLOCK 1
OLIVO APARTMENTS

BEING 18.897 ACRES
SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
IN THE CITY OF DENTON
DENTON COUNTY, TEXAS
APRIL 2026

FP26-0013

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2805 Dallas Parkway, Suite 600 Plano, TX 75093 972-488-3880

OWNER:
TG DUCHESS DENTON LLC
14241 DALLAS PARKWAY
SUITE 1090
DALLAS, TX 75254
PHONE: (214) 416-7034
CONTACT: FLOYD LEE

DEVELOPER:
ROERS COMPANIES
TWO CARLSON PARKWAY N
SUITE 400
PLYMOUTH, MINNESOTA 55447
PHONE: 763-285-8808
CONTACT: JULIA TOLLEFSON

CIVIL ENGINEER:
QUIDDITY ENGINEERING
4500 MERCANTILE PLAZA DRIVE
SUITE 228
FORT WORTH, TX 76137
PHONE: 972-265-6043
CONTACT: JOSHUA F. SCHULIK, PE

X:\16899\16899-0007-01 Olivo Apartments\1 Surveying Phase\CAD Files\Final Dwg\16899-0006-00 Denton Duchess Subdivision Plat V2.dwg

4500 Mercantile Plaza Drive, Suite 228
Fort Worth, Texas, 76137
Tel: 972.488.3880
www.quiddity.com

April 20, 2026

Ms. Angie Manglaris
Development Project Facilitator
City of Denton
401 N. Elm Street
Denton, Texas 76201
940-349-7783
angie.manglaris@cityofdenton.com

Re: Olivo Apartments Final Plat (FP26-0013)
30-Day Extension Request Letter

Dear Ms. Manglaris

As a representative for the Olivo Apartments Final Plat (FP26-0013), I request a 30-day extension for the final plat. Per emailed instructions on April 15, 2026, we will resubmit on May 11, 2026 with an anticipated P&Z date of May 27, 2026.

Please contact me at 972-265-6043 or jschulik@quiddity.com should you have any questions or need any additional information.

Sincerely,

Joshua Schulik, PE

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	805610343	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	July 2, 2024	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32095764521	**FEIN:**	
Duration:	Perpetual		

Name: TG Duchess Denton, LLC

Address: 14241 DALLAS PKWY STE 1090
DALLAS, TX 75254-2995 USA

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

Name	Address	Inactive Date
Matthew Keim	14241 Dallas Pkwy., Suite 1090 Dallas, TX 75254 USA	

Order | Return to Search

Instructions:

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

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 29, 2026

SUBJECT

Consider a request by Kimley-Horn on behalf of the property owner, Honey Farms Estates, LLC, for a Final Plat of the Honey Farms Estates Addition. The approximately 9.24-acre site is generally located on the south side of Sanders Road, approximately 1,910 feet east of Country Club Road in the City of Denton, Denton County, Texas. (FP26-0011a, Honey Farms Estates, Ashley Ekstedt)

BACKGROUND

The purpose of this Final Plat is to create seven residential lots, dedicate right-of-way, and dedicate easements.

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

Date Application Filed:	March 9, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	30 Days
Resubmittal Date:	April 6, 2026
Planning & Zoning Commission Meeting:	April 29, 2026
Days in Review:	23 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The requested extension could be granted to a date certain of May 27, 2026. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

This is the second extension request for this item.

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of May 26, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
February 20, 2001	City Council	Annexation	Approved
April 8, 2026	Planning & Zoning Commission	Plat Extension Request	Approved

PUBLIC OUTREACH

No public outreach is required for a final plat.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner

Planning Staff Analysis

FP26-0011a/Honey Farms Estates Addition
District 4
Planning & Zoning Commission

REQUEST:
Final plat for an approximately 9.24-acre site

APPLICANT:
Kimley-Horn on behalf of the property owner, Honey Farms Estates, 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, which could be granted to a date certain of May 27, 2026.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. **Findings:** The proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist (FPC), authorized by DDC Subsection 2.6.4D.3. Prior to approval, the following comments must be addressed: 1. Show all easements. (FPC 3.9) 2. Note 25 must include SWFMA recording number for all 3 SWFMAs. Add clarifying information to notes. (FPC 5.8) 3. Label size and type of all boundary monuments (FPC 2.13) 4. Include metes and bounds legal description. (FPC 5.2) 5. Provide all required information in title block (FPC 2.2) 6. Use standard plat notes for surveyor block and owner's dedication. (FPC 5.8) 7. Add all symbols to legend (FPC 2.12) 8. Centerline and dimension ROW (FPC 3.15) 9. Show and designate all curves and lines on the graphic. (FPC 2.11)	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. **Findings:** The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein. See criterion #15 for details.	☐	☒	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities. **Findings:** The proposed development is consistent with prior approvals.	☒	☐	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies. **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒

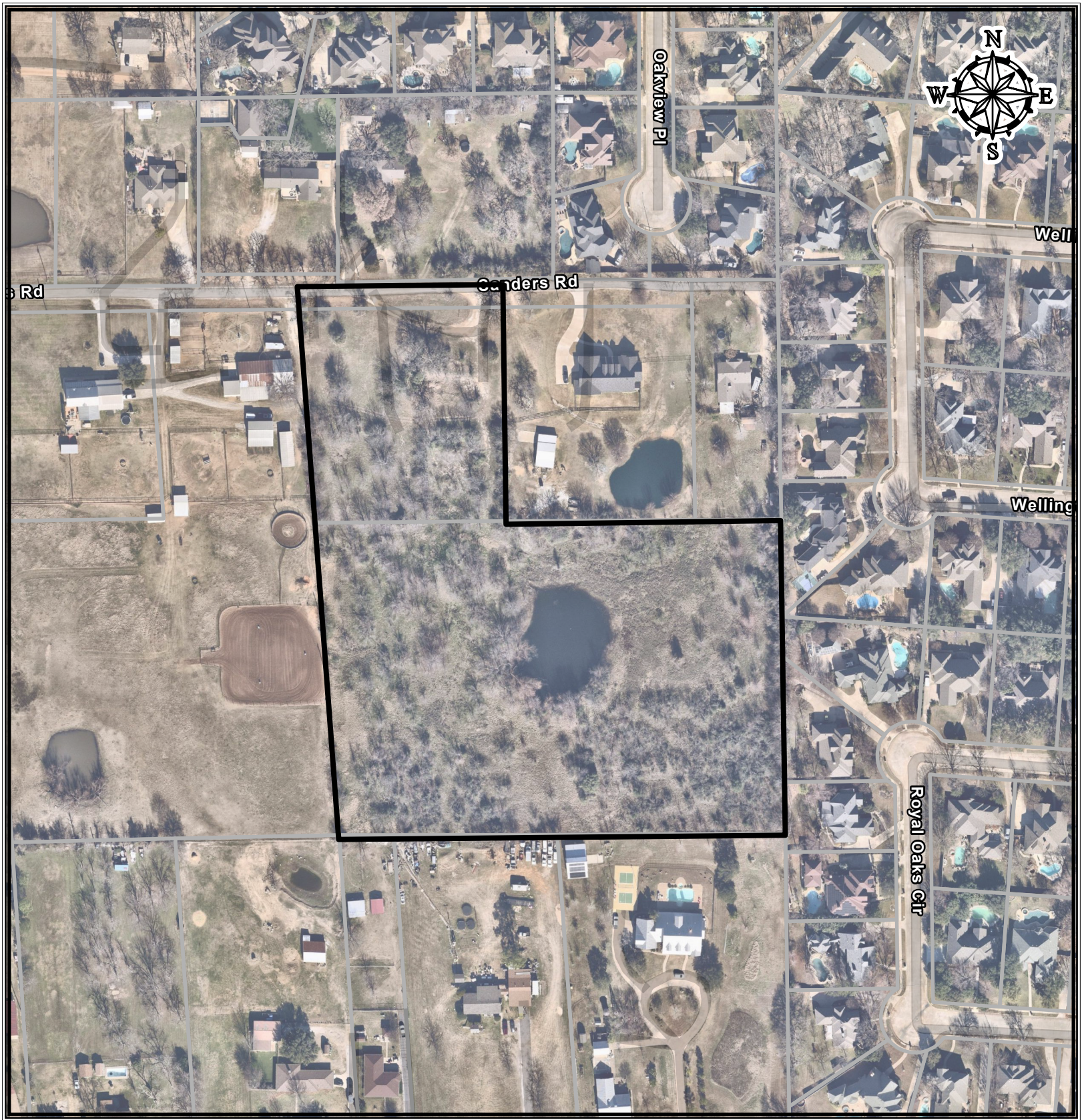
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** Not applicable.	☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
4. Compliance with this DDC			
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. **Findings:** The Final Plat does not comply with the applicable DDC requirements as described herein: 1. Include specific dedication language for easements (DDC 7.5.3N)	☐	☒	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The proposed Final Plat provides sufficient detail required for the submittal.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. **Findings:**	☒	☐	☐

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

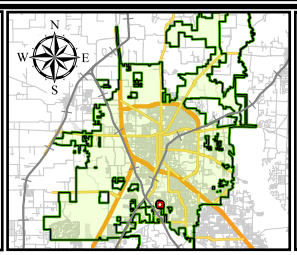
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
10. Compliance with Utility, Service, and Improvement Standards			
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority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

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. **Findings:** There is no approved preliminary plat associated with the proposed Final Plat.	☐	☐	☒
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** The Final Plat does not comply with the applicable requirements of the Denton Development Code as detailed in Criterion 4.	☐	☒	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat complies with the applicable technical standards of the Denton Development Code.	☒	☐	☐

FP26-0011
Aerial Site Location



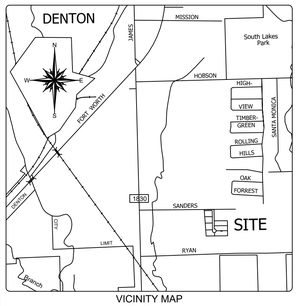
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 55 110 220 Feet

CITY OF DENTON
Development Services · GIS
Date: 3/12/2026

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

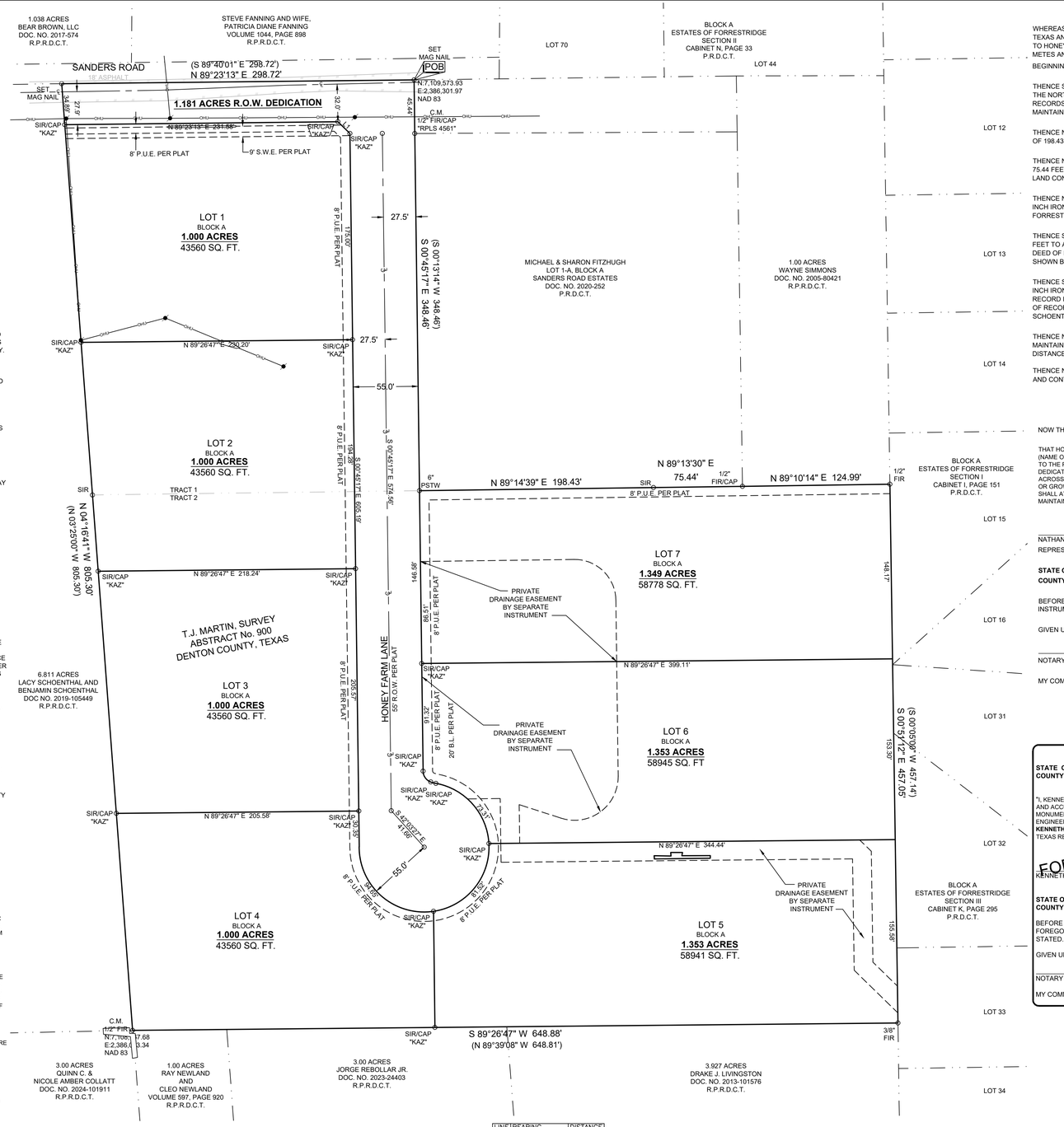


VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO IS TO CREATE 7 LOTS OF RECORD FROM AN UNPLATTED TRACT OF LAND.
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 NAD83, TEXAS NORTH CENTRAL 4202.
4. THIS PLAT WAS PREPARED TO MEET CITY OF DENTON AND DENTON COUNTY REQUIREMENTS. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT, NOT SHOWN HEREON. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
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.
8. THERE ARE NO GAS, PETROLEUM, OR SIMILAR COMMON CARRIER PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, ON OR ADJACENT TO EASEMENTS AND AT INTERSECTIONS SHALL CONFORM TO THE CITY OF DENTON AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
10. NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD, OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND OVER, UNDER, OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY OR PAVED PARKING LOT UNDER THE FOLLOWING CONDITIONS:
    A) THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS
    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 TRANSPORTATION CRITERIA MANUAL AND SECTION 7.8.11 OF THE DESIGN STANDARDS OF THE CITY OF DENTON, EXCEPT IN THE CASE OF STREETS WHERE A PAYMENT IN LIEU OF CONSTRUCTION AGREEMENT PER DDC 7.8.7D HAS BEEN APPROVED BY THE CITY OF DENTON. PRIOR TO THE ACCEPTANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF DENTON, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE BEFORE BUILDING PERMITS WILL BE FINALIZED.
15. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH THE CITY OF DENTON.
17. ONSITE SEWAGE FACILITIES ARE PROHIBITED TO ENCROACH INTO PUBLIC EASEMENTS.
18. WATER UTILITY SERVICE WILL BE PROVIDED BY CITY OF DENTON.
19. ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, TREES, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
20. **FLOOD STATEMENT:** I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 EFFECTIVE DATE 04-18-2011 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 FLOODPLAIN", AS SHOWN ON PANEL 370 G OF SAID MAP.
21. VERTICAL DATUM USED FOR THE MINIMUM FINISHED FLOOR ELEVATIONS IS NAVD 1988 AND IS THE SAME AS THE DATUM USED TO ESTABLISH 100-YEAR BASE FLOOD ELEVATIONS.
22. THE MINIMUM FINISH 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. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT
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 [*INSERT EXACT NAME OF EASEMENT OR EASEMENTS*] 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 [*INSERT EXACT NAME OF EASEMENT OR EASEMENTS*] 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 [*INSERT EXACT NAME OF EASEMENT OR EASEMENTS*], AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY. THE OWNERS SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAR AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER. THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE OWNERS TO ALLEVIATE ANY UNDESIRABLE CONDITIONS THAT MAY OCCUR. FURTHERMORE, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE ABOVE-DESCRIBED DRAINAGE AND DETENTION EASEMENT TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION. SHOULD THE CITY OF DENTON BE COMPELLED TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE OWNERS FOR REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE [*INSERT EXACT NAME OF EASEMENT OR EASEMENTS*] 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.
33. 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 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 HOMEOWNERS' ASSOCIATION, OR OTHER PERPETUAL PRIVATE ENTITY. HOMEOWNERS' ASSOCIATIONS SHALL BE ESTABLISHED IN ACCORDANCE WITH SECTION 8.3.6.J OF THE DEVELOPMENT CODE OF THE CITY OF DENTON.
39. THIS FINAL PLAT DOES NOT VACATE, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
42. PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES LOCATED WITHIN THE ACCESS EASEMENT(S).
44. ALL NUMBERS OMITTED ABOVE ARE CITY OF DENTON MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.

NOTE: THE PROPOSED LOTS MEET THE LAND USE STANDARDS OF THE CITY OF DENTON FOR AN ON-SITE SEWER FACILITY. A PERMIT FOR AN ON-SITE SEWER FACILITY HAS BEEN REVIEWED AND APPROVED BY THE CITY OF DENTON WASTEWATER DEPARTMENT.



LEGEND

= BOUNDARY LINE
= ADJOINING PROPERTY
= EASEMENT LINE
= BUILDING LINE
= CENTER LINE ROAD
= OVERHEAD UTILITY LINE
= POWER POLE

R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
P.A. & U.E. = PRIVATE ACCESS & UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
CM = CONTROLLING MONUMENT
FIR = FOUND IRON ROD
SIR/CAP = SET IRON ROD W/CAP
POB = POINT OF BEGINNING
S.W.E. = SIDEWALK EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
( ) = PLAT/DEED CALLS

LINE	BEARING	DISTANCE
L1	S 45°41'02" E	14.16'
L2	N 89°14'43" E	130.27'
L3	S 00°45'17" E	149.26'
L4	N 72°05'16" W	37.38'
L5	S 00°45'17" E	29.88'
L6	N 89°26'47" E	288.26'
L7	S 45°42'12" E	13.73'
L8	S 00°51'12" E	97.00'
L9	S 45°42'12" E	28.95'
L10	S 00°51'12" E	22.69'
L11	N 45°42'12" W	51.63'
L12	N 00°51'12" W	97.00'
L13	S 89°31'04" W	297.98'
L14	N 00°45'17" W	51.23'
L15	S 89°14'43" W	27.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	11.95'	11.25'	N 34°59'59" W	68°29'23"
C2	25.00'	4.51'	4.50'	N 74°24'37" W	10°19'53"
C3	55.00'	81.52'	74.26'	S 39°15'02" W	84°55'12"
C4	35.00'	54.98'	49.50'	S 45°45'17" E	90°00'00"
C5	37.00'	70.17'	60.12'	N 53°34'43" E	108°40'01"

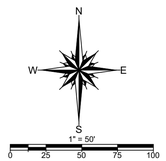
Closure Report — Tue Oct 15 14:56:13 2024

Northing	Easting	Bearing	Distance
7108626.722	2390976.450	S 00°45'17" E	348.460
7108278.293	2390981.041	N 89°14'39" E	198.429
7108280.910	2391179.452	N 89°13'30" E	75.437
7108281.930	2391254.882	N 89°10'14" E	124.992
7108283.740	2391379.861	S 00°51'12" E	457.052
7107826.739	2391386.668	S 89°26'47" W	648.879
7107820.470	2390737.819	N 04°16'41" W	805.300
7108623.526	2390677.747	N 89°23'13" E	298.720
7108626.722	2390976.450		

Closure Error Distance> 0.00000
Total Distance> 2957.269
Polyline Area: 402350 sq ft, 9.237 acres

SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: 940-382-3446
TBPLS FIRM# 10002100

OWNER:
HONEY FARM ESTATES LLC
3201 CARMEL STREET
DENTON, TEXAS 76205
CONTACT: NATHAN TUNE (214) 578-3361



OWNER'S CERTIFICATION

WHEREAS HONEY FARM ESTATES LLC IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE T.J. MARTIN SURVEY, ABSTRACT NUMBER 900, DENTON COUNTY, TEXAS AND BEING ALL OF A 2.31 ACRE TRACT ONE, ALL OF A 6.93 ACRE TRACT 2 OF LANDS, TOGETHER WITH A 50' INGRESS AND EGRESS EASEMENTS KNOWN AS TRACT 3 OF LANDS CONVEYED TO HONEY FARM ESTATES LLC BY DEED OF RECORD IN DOCUMENT NUMBER 2022-105335, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PREVIOUSLY SET MAG NAIL FOR THE NORTHEAST CORNER OF SAID TRACT 1, IN OR NEAR THE CENTER OF SANDERS ROAD;

THENCE SOUTH 00 DEGREES 45 MINUTES 17 SECONDS EAST, ALONG THE EAST LINE OF SAIT TRACT 1, PASSING EN ROUTE A 1/2 INCH IRON ROD FOUND WITH A CAP MARKED "4561" MAINTAINING THE NORTHWEST CORNER OF LOT 1, BLOCK A, SANDERS ROAD ESTATES, AN ADDITION IN THE CITY OF DENTON AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 2020-252, PLAT RECORDS, DENTON COUNTY, TEXAS, AT A DISTANCE OF 45.44 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 348.46 FEET TO A 6 INCH WOODEN FENCE CORNER POST MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1, IN THE NORTH LINE OF SAID TRACT 2;

THENCE NORTH 89 DEGREES 14 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, SANDERS ROAD ESTATES, A DISTANCE OF 198.43 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ";

THENCE NORTH 89 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, SANDERS ROAD ESTATES, A DISTANCE OF 75.44 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, SANDERS ROAD ESTATE SAND THE SOUTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO WAYNE SIMMONS BY DEED OF RECORD IN DOCUMENT NUMBER 2005-80421 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 89 DEGREES 10 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 124.99 FEET TO A 1/2 INCH IRON ROD MAINTAINING THE NORTHEAST CORNER OF SAID TRACT 2, THE SOUTHEAST CORNER OF SAID 1.00 ACRE TRACT, AND IN THE WEST LINE OF LOT 15, BLOCK A, ESTATES OF FORREST RIDGE, SECTION ONE, AN ADDITION IN THE CITY OF DENTON, TEXAS AS SHOWN BY PLAT OF RECORD IN CABINET I, PAGE 151 OF SAID PLAT RECORDS;

THENCE SOUTH 00 DEGREES 51 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 2 AND THE WEST LINE OF SAID ESTATES FORREST RIDGE ADDITION, A DISTANCE OF 457.05 FEET TO A 3/8 INCH IRON ROD MAINTAINING THE SOUTHEAST CORNER OF SAID TRACT 2, THE NORTHEAST CORNER OF A 3.927 ACRE TRACT OF LAND CONVEYED TO DRAKE J. LIVINGSTON BY DEED OF RECORD IN DOCUMENT NUMBER 2013-101576 OF SAID REAL PROPERTY RECORDS AND IN THE WEST LINE OF LOT 33, BLOCK A, ESTATES OF FORREST RIDGE, SECTION THREE, AS SHOWN BY PLAT OF RECORD IN CABINET K, PAGE 295 OF SAID PLAT RECORDS;

THENCE SOUTH 89 DEGREES 26 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 2 AND THE NORTH LINE OF SAID 3.927 ACRE TRACT, A DISTANCE OF 648.88 FEET TO A 1/2 INCH IRON ROD MAINTAINING THE SOUTHWEST CORNER OF SAID TRACT 2, THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO RAY AND CLEO NEWLAND BY DEED OF RECORD IN VOLUME 597, PAGE 920 OF SAID REAL PROPERTY RECORDS, THE NORTHEAST CORNER OF A 3.00 ACRE TRACT OF LAND CONVEYED TO QUINN AND NICOL AMBER COLLATT BY DEED OF RECORD IN DOUMENT NUMBER 2024-101911 OF SAID REAL PROPERTY RECORDS, AND THE SOUTHEAST CORNER OF A 6.811 ACRE TRACT OF LAND CONVEYED TO LACY AND BENJAMIN SCHOENTHAL BY DEED OF RECORD IN DOCUMENT NUMBER 2019-105449 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 04 DEGREES 16 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 2 AND THE EAST LINE OF SAID 6.811 ACRE TRACT, PASSING EN ROUTE A 1/2 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID TRACT 2 AND THE SOUTHWEST CORNER OF SAID TRACT 1, AT A DISTANCE OF 455.44 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 805.30 FEET TO A PREVIOUSLY SET MAG NAIL FOR THE NORTHWEST CORNER OF SAID TRACT 1, IN OR NEAR THE CENTER OF SAID SANDERS ROAD;

THENCE NORTH 89 DEGREES 23 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 1, ALONG SAID SANDERS ROAD, A DISTANCE OF 298.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 402,350 SQUARE FEET OR 9.237 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HONEY FARM ESTATES LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS (NAME OF SUBDIVISION), BEING A PLAT OF (NAME[S] OF PREVIOUS LOTS AND SUBDIVISION[S]), 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.

_____
NATHAN TUNE DATE
REPRESENTATIVE HONEY FARM ESTATES LLC

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **NATHAN TUNE**, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

"I, KENNETH ZOLLINGER, 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."
KENNETH ZOLLING, R.P.L.S. 4-1-2026
TEXAS REGISTRATION NO.10002100

FOR REVIEW ONLY

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

FOR REVIEW ONLY
STATE OF TEXAS
5312
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF HONEY FARM ESTATES IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF DENTON AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____DAY OF _____, 20____.

_____
CHAIR, PLANNING AND ZONING COMMISSION

_____
CITY SECRETARY

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

4321 I-35 SUITE 575
GAINESVILLE, TX 76205
(940) 382-3446
JOB NUMBER: 220373-02
DRAWN BY: TEP / ASM
DATE: 8-21-2025
R.P.L.S.
KENNETH A. ZOLLINGER

FP26-0011
FINAL PLAT
HONEY FARM ESTATES ADDITION
LOTS 1-7, BLOCK A
BEING 9.237 ACRES
(1.181 ACRES RIGHT-OF-WAY DEDICATION)
IN THE T.J. MARTIN SURVEY,
ABSTRACT NUMBER 900,
CITY OF DENTON, TEXAS
(7 RESIDENTIAL LOTS)

April 17, 2026

Ashely Ekstedt
City of Denton
401 N. Elm Street
Denton, Texas 76201

RE: ***Honey Farms – Single Family Development, FP26-0011***

Dear Ashley:

On behalf of the owner and applicant, I request that the final replat associated with FR26-0011 be granted a 30-day extension in order that staff's comments may be more fully addressed for consideration at the May 27th, 2026, Planning and Zoning commission meeting.

Please contact me at (469-249-9726) or cailtin.bobb@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

Caitlin Bryan

Caitlin Bryan, P.E

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	804624948	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	June 27, 2022	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32085212788	**FEIN:**	
Duration:	Perpetual		

Name: Honey Farm Estates, LLC

Address: 513 W OAK ST STE 105
DENTON, TX 76201-9041 USA

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

Name	Address	Inactive Date
Nathan Tune	513 W Oak St Ste 105 Denton, TX 76201 USA	

Order | Return to Search

Instructions:

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

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 29, 2026

SUBJECT

Consider a request by Mack Mattke of Kimley Horn & Associates on behalf of CATDENTON 35 for a Final Plat of Summit 35 Addition. The approximately 68.175-acre property is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street) in the City of Denton, Denton County, Texas. (FP26-0012a, Summit 35, Julie Wyatt)

BACKGROUND

The purpose of this Final Plat is to create six lots on 68 acres zoned Planned Development-General Office (PD-GO). While an end user has not yet been identified, all lots are intended to be developed to accommodate industrial, office, or warehouse uses in accordance with the approved zoning.

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

Date Application Filed:	March 9, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	30 Days
Resubmittal Date:	April 6, 2026
Planning & Zoning Commission Meeting:	April 29, 2026
Days in Review:	23 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The requested extension could be granted to a date certain of May 27, 2026. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

This is the second extension request for this item.

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of April 29, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
July 16, 1991	City Council	Ordinance 91-101 established PD-142 with permitted uses, development standards, and Development Plan	Approved
August 27, 2025	Planning and Zoning Commission	Rezoning to PD-GO (Z25-0008)	Recommended Approval
September 16, 2025	City Council	Rezoning to PD-GO (Z25-0008)	Approved
April 8, 2026	Planning and Zoning Commission	Plat Extension Request	Approved

PUBLIC OUTREACH

No public outreach is required for a final plat.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Julie Wyatt, AICP
Principal Planner

Planning Staff Analysis

FP26-0012a, Summit 35
District 3
Planning & Zoning Commission

REQUEST:
Final plat for an approximately 68.175-acre site

APPLICANT:
Mack Mattke of Kimley Horn & Associates on behalf of CATDENTON 35

RECOMMENDATION:
Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension, which could be granted to a date certain of May 27, 2026.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. **Findings:** The proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist (FPC), authorized by DDC Subsection 2.6.4D.3. Prior to approval, the comments outlined in Criterion #2 and 15 must be addressed.	☐	☒	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. **Findings:** The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein. See Criteria # 2 and 15 for details.	☐	☒	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. **Findings:** There is no conflict.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
2. Prior Approvals			
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities. **Findings:** The proposed Final Plat is consistent with the zoning requirements. In order to comply with the criterion, the following must be addressed: 1. Pending CEP25-0080 approval	☐	☒	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies. **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** 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. **Findings:** The Final Plat does not comply with the applicable DDC requirements as described herein. See Criteria #2 and 15 for details.	☐	☒	☐

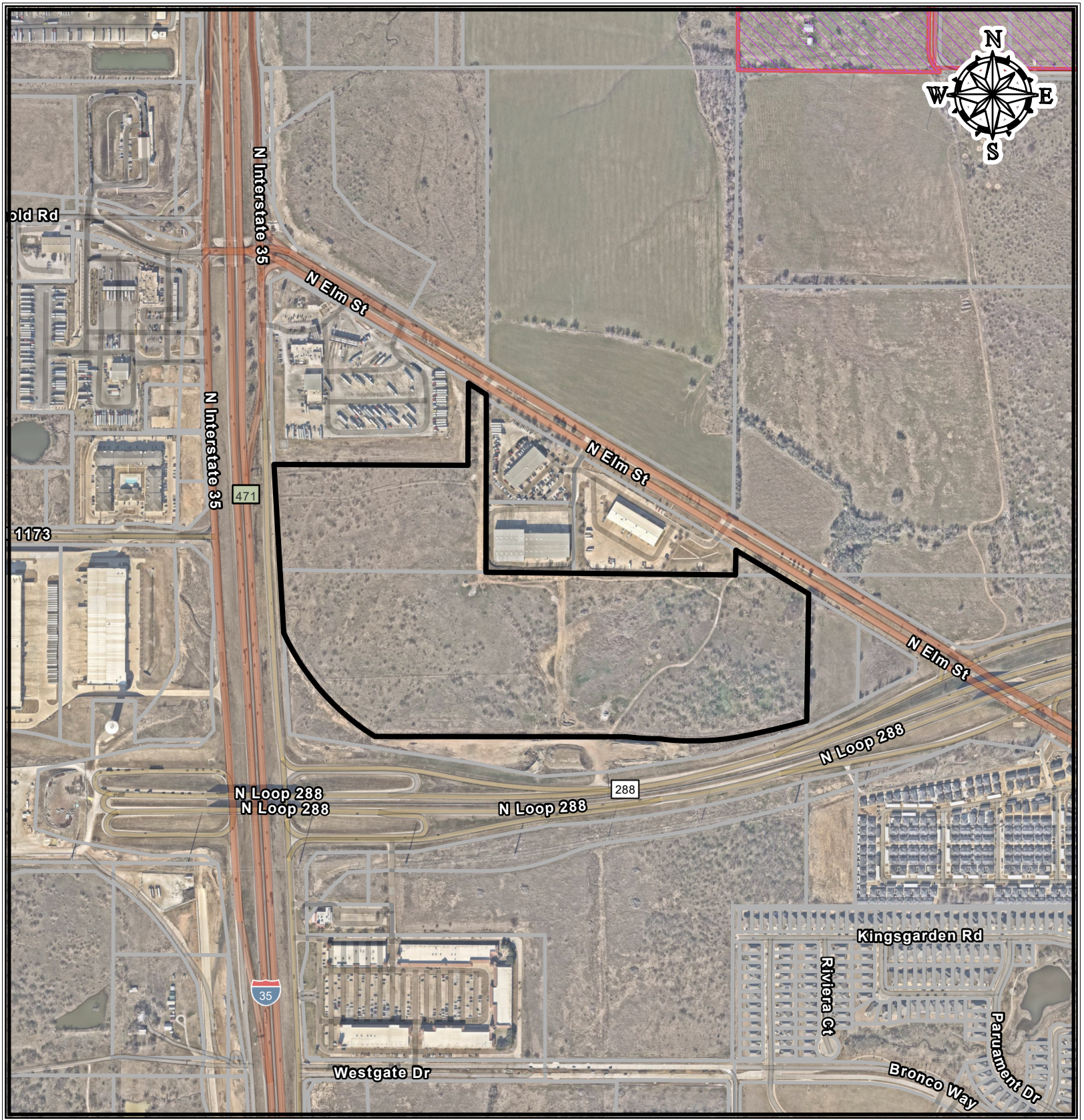
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The proposed Final Plat provides sufficient detail required for the submittal.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. **Findings:** The proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist, authorized by DDC Subsection 2.6.4D.3. See Criteria # 2 and 15 for details.	☐	☒	☐
6. Consistent with Interlocal and Development Agreements			
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. **Findings:** There are no development agreements applicable to this Final Plat.	☐	☐	☒
7. Minimizes Adverse Environmental Impacts			
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. **Findings:** The Final Plat does not comply with the applicable DDC requirements as described herein. See Criteria #2 and 15 for details.	☐	☒	☐
11. Provides Adequate Road Systems			
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. **Findings:** The Final Plat has adequate road capacity and complies with this criterion.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. **Findings:** There is adequate capacity to serve the proposed development.	☒	☐	☐

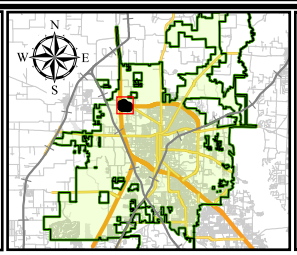
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
13. Rational Phasing Plan			
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements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

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. **Findings:** There is no approved preliminary plat associated with the proposed Final Plat.	☐	☐	☒
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** The Final Plat does not comply with the applicable requirements of the Denton Development Code as described herein and as outlined below: 1. Drainage easements are subject to further review based on pending comments from CEP25-0080. Boundaries sha also be dimensioned (DCM 4.12 and FPC 3.7) 2. Proposal shows drainage and detention easement encroaches into No Build Easement. Provide information as to what types of encroachments are permitted (DDC 7.8.10) 3. Confirm allowable improvements in No Build Easement. If none allowed, fire lane access will encroach into this easement and must be relocated. (DDC 7.8.10)	☐	☒	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat does not comply with the applicable technical standards and specifications as described herein. See Criteria #2 and #15 for details.	☐	☒	☐

FP26-0012
Aerial Site Location



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



0 205 410 820 Feet

CITY OF DENTON
Development Services · GIS
Date: 3/12/2026

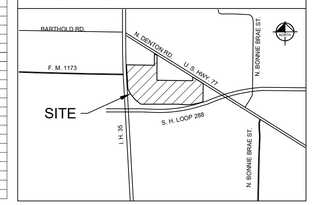
"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure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

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

VICINITY MAP

N.T.S.



LINE TYPE LEGEND

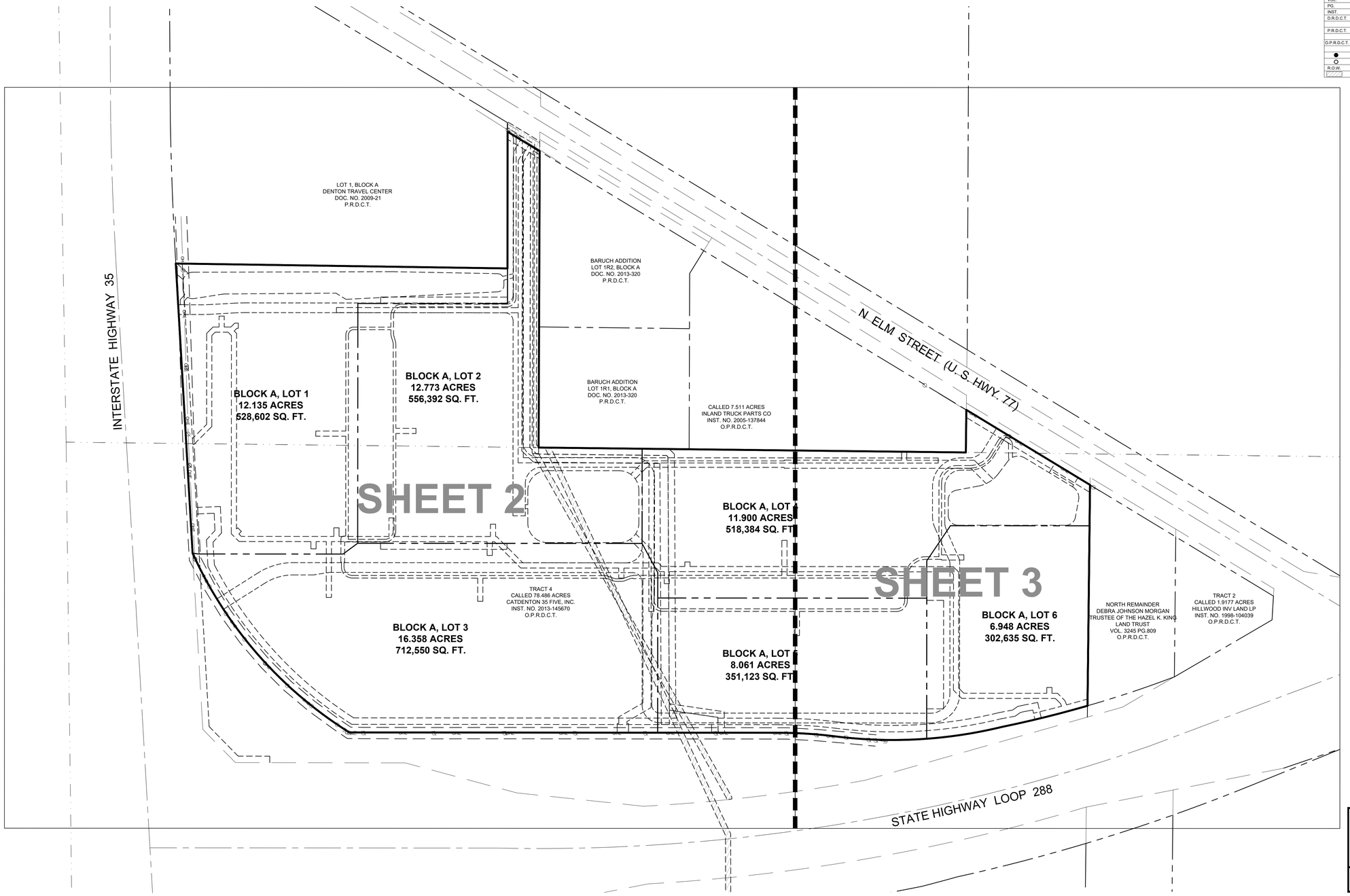
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- ABSTRACT LINE
- CENTERLINE
- ESA LIMIT LINE
- INTERIOR ROW PARCEL LINE
- OHE — OVERHEAD ELECTRIC LINE
- OVERHEAD ELECTRIC DISTRIBUTION LINE CLEARANCE ZONE

NORTH

GRAPHIC SCALE IN FEET

150 0 75 150 300

1" = 150' @ 24X36



SEE NOTES ON SHEET 4
SEE LINE & CURVE & LOT TABLE ON SHEET 3

IMPORTANT NOTICE:

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

FINAL PLAT

SUMMIT 35 ADDITION

LOTS 1-6, BLOCK A

6 COMMERCIAL LOTS

68.175 ACRES SITUATED IN THE
ALEXANDER WHITE SURVEY, ABSTRACT NO. 1406 AND
NATHAN WADE SURVEY, ABSTRACT NO. 1407
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. FP26-0012

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

Scale	Drawn by	Checked by	Date	Project No.	SHEET
1" = 150'	MBM/JCC	KHA	APRIL 2026	063411024	1 OF 4

OWNER:
Catdenton 35 Five, Inc.
16950 Dallas Pkwy., Suite 120
Dallas, Texas 76248
Ph: 972-732-9000
Contact: Shula Netzer

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

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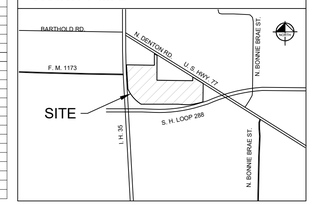
DWG NAME: K:\FRI_SURVEY\063411024 CATDENTON FIVE TRACT - DENTON\DWG\063411024 FINAL PLAT.DWG PLOTTED BY:CRABLE, JEFF 4/20/2026 8:19 AM LAST SAVED 4/16/2026 2:39 PM

LEGEND

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

VICINITY MAP

N.T.S.



LINE TYPE LEGEND

- BOUNDARY LINE
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- INTERIOR ROW PARCEL LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD ELECTRIC DISTRIBUTION LINE CLEARANCE ZONE

NORTH

GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 24X36

SEE NOTES ON SHEET 4
SEE LINE & CURVE & LOT TABLE ON SHEET 3

IMPORTANT NOTICE:

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

FINAL PLAT
SUMMIT 35 ADDITION

LOTS 1-6, BLOCK A

6 COMMERCIAL LOTS

68.175 ACRES SITUATED IN THE
ALEXANDER WHITE SURVEY, ABSTRACT NO. 1406 AND
NATHAN WADE SURVEY, ABSTRACT NO. 1407
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. FP26-0012

SURVEYOR:
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
1" = 100'	MBM/JCC	KHA	APRIL 2026	063411024	2 OF 4

OWNER:
Catdenton 35 Five, Inc.
16950 Dallas Pkwy., Suite 120
Dallas, Texas 76248
Ph: 972-732-9000
Contact: Shula Netzer

APPLICANT:
Kimley-Horn and Associates, Inc.
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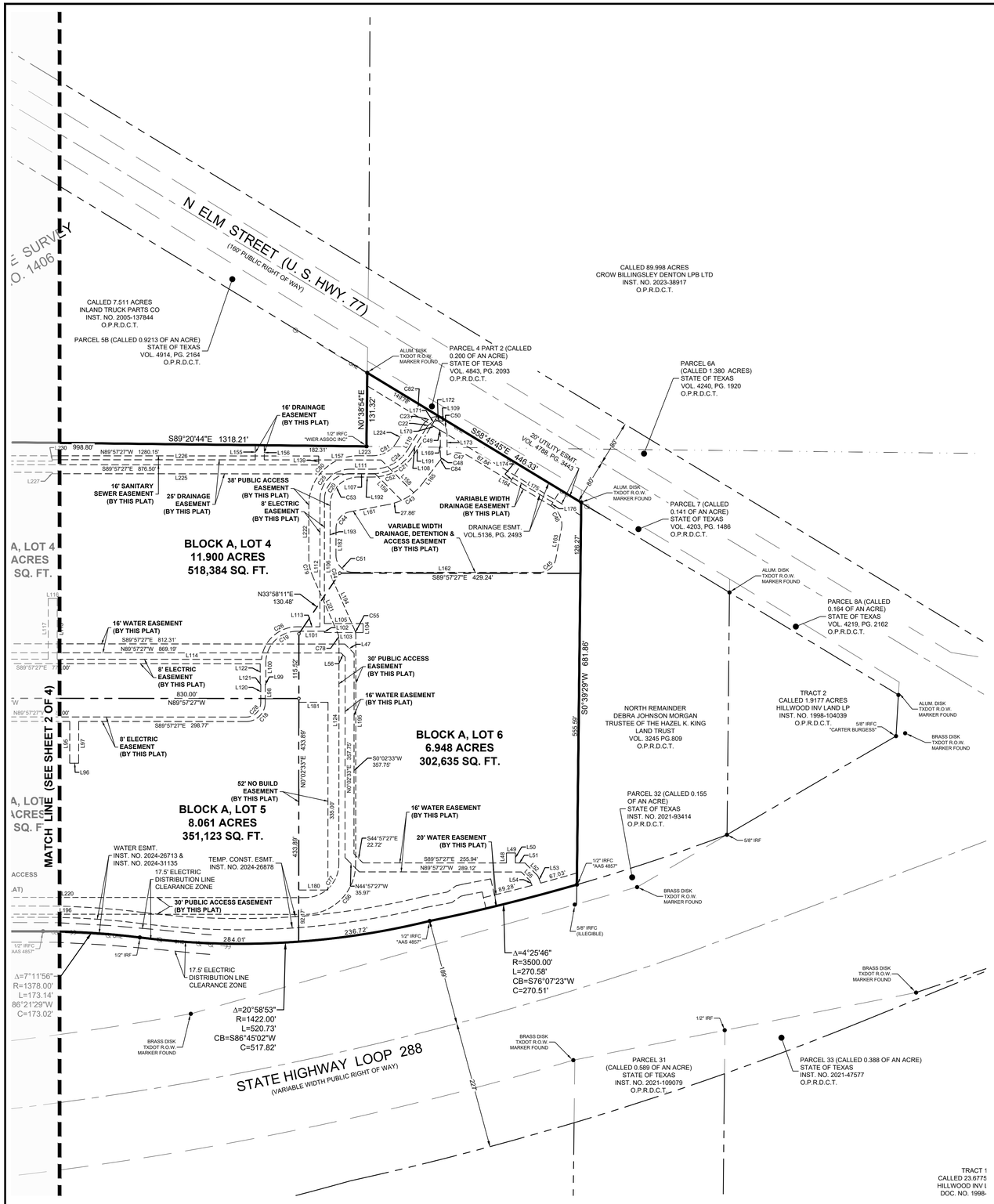
DWG NAME: K:\FR_SURVEY\063411024 CATDENTON FIVE TRACT - DENTON\DWG\063411024 FINAL PLAT.DWG PLOTTED BY:CRABLE, JEFF 4/23/2026 8:19 AM LAST SAVED 4/16/2026 2:39 PM



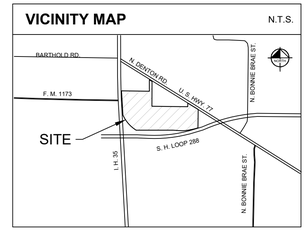
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°02'33"W	108.48'	L41	S44°57'09"E	114.51'	L81	N31°35'38"E	33.58'	L121	S89°57'27"E	1.01'	L161	S79°18'59"W	67.16'	L201	N57°45'52"E	152.03'
L2	N49°27'54"W	46.34'	L42	S44°57'27"E	15.56'	L82	N89°57'27"W	323.00'	L122	S00°02'33"W	36.50'	L162	S89°57'27"E	332.76'	L202	N57°45'52"E	152.03'
L3	N49°27'54"W	27.66'	L43	S89°57'27"E	70.69'	L83	S00°02'33"W	37.01'	L123	S00°02'33"W	1.01'	L163	N10°28'59"E	59.29'	L203	S89°57'27"E	1026.90'
L4	N00°02'33"E	16.13'	L44	N00°02'33"E	14.00'	L84	N89°57'27"W	115.00'	L124	S00°02'33"W	401.42'	L164	N58°53'36"W	172.16'	L204	S00°02'33"W	220.00'
L5	S58°13'10"E	36.29'	L45	S89°57'27"E	16.00'	L85	N89°57'22"W	5.75'	L125	N89°59'45"E	1.75'	L165	S37°00'14"W	48.08'	L205	N89°57'27"W	285.90'
L6	N81°07'58"E	84.48'	L46	S00°02'33"W	14.00'	L86	S00°02'33"W	71.50'	L126	N00°02'33"E	62.49'	L166	N89°57'27"W	7.29'	L206	N00°02'33"E	601.50'
L7	S00°02'33"W	21.70'	L47	S44°57'27"E	23.60'	L87	N89°59'45"E	1.75'	L127	S89°57'22"E	123.75'	L167	N89°57'27"W	38.00'	L207	N89°57'27"W	804.50'
L8	S42°13'00"W	15.91'	L48	N00°02'33"E	17.91'	L88	S00°02'33"W	15.00'	L128	N16°13'04"W	17.49'	L168	N89°57'27"W	7.29'	L208	S86°44'17"W	78.84'
L9	S00°02'33"W	10.83'	L49	S89°57'27"E	16.00'	L89	S69°11'36"E	15.80'	L129	N00°02'33"E	56.70'	L169	S00°14'07"E	39.13'	L209	N89°57'27"W	69.59'
L10	N89°57'27"W	12.00'	L50	S00°02'33"W	17.91'	L90	S89°57'27"E	14.50'	L130	S89°57'27"E	323.00'	L170	S58°45'45"E	11.97'	L210	N89°57'27"W	70.77'
L11	N00°02'33"E	15.46'	L51	S89°57'27"E	17.18'	L91	N69°11'36"E	15.65'	L131	N89°57'27"W	115.00'	L171	S31°10'02"W	12.00'	L211	S86°44'17"W	78.73'
L12	N42°13'00"E	20.61'	L52	S44°57'27"E	32.04'	L92	S00°02'33"W	0.99'	L132	S89°57'22"E	112.50'	L172	N58°45'45"W	11.99'	L212	N89°57'27"W	804.50'
L13	N45°02'33"E	61.82'	L53	S22°27'27"E	14.21'	L93	S89°57'27"E	57.50'	L133	N16°13'04"W	17.49'	L173	N00°14'07"W	39.72'	L213	S00°02'33"W	420.68'
L14	N45°02'33"E	27.84'	L54	N22°27'27"W	8.92'	L94	S00°02'33"W	67.01'	L134	N00°02'33"E	11.69'	L174	S31°06'24"W	7.11'	L214	S31°35'38"W	22.76'
L15	S89°57'27"E	18.49'	L55	N44°57'27"W	22.23'	L95	S00°02'33"W	74.52'	L135	S89°57'27"E	403.65'	L175	N58°45'45"W	83.99'	L215	N31°35'38"E	25.77'
L16	N00°02'33"E	33.75'	L56	N44°57'27"W	10.34'	L96	N89°52'44"E	16.00'	L136	S00°02'33"W	458.50'	L176	S31°06'24"W	6.92'	L216	N00°02'33"E	875.01'
L17	S89°57'27"E	16.00'	L57	S00°02'33"W	37.00'	L97	N00°02'33"E	74.48'	L137	S89°57'27"E	16.00'	L177	N00°02'38"E	172.49'	L217	N89°57'27"W	293.90'
L18	S00°02'33"W	33.75'	L58	N89°57'27"W	16.00'	L98	N00°02'33"E	32.50'	L138	N00°02'33"E	458.50'	L178	S00°02'38"W	172.49'	L218	N00°02'33"E	352.09'
L19	S89°57'27"E	20.34'	L59	N00°02'33"E	37.00'	L99	S89°57'27"E	0.99'	L139	N00°02'33"E	16.00'	L179	S89°57'27"E	418.19'	L219	N00°02'33"E	266.33'
L20	N45°02'33"E	16.97'	L60	N89°57'27"W	13.81'	L100	N00°02'33"E	38.73'	L140	S00°02'33"W	6.21'	L180	S89°57'27"E	52.00'	L220	N89°57'27"W	834.50'
L21	S89°57'27"E	11.01'	L61	N44°57'27"W	15.56'	L101	S89°57'27"E	48.38'	L141	S60°02'33"W	85.93'	L181	N89°57'27"W	52.00'	L221	S23°42'39"E	111.98'
L22	S00°02'33"W	16.00'	L62	N89°57'27"W	99.69'	L102	S00°02'33"W	2.25'	L142	S00°02'33"W	488.95'	L182	N00°02'33"E	48.42'	L222	S00°02'33"W	94.29'
L23	N89°57'27"W	4.38'	L63	S00°02'33"W	31.00'	L103	S89°57'27"E	69.14'	L143	N75°35'14"E	33.14'	L183	N00°02'33"E	20.00'	L223	N89°57'27"W	25.77'
L24	S45°02'33"W	11.66'	L64	N89°57'27"W	16.00'	L104	N00°07'16"W	16.00'	L144	S44°57'27"E	67.41'	L184	S89°57'27"E	5.00'	L224	S31°10'00"W	69.62'
L25	S44°57'27"E	10.53'	L65	N00°02'33"E	31.00'	L105	N89°57'27"W	69.09'	L145	N44°57'27"W	57.05'	L185	S00°02'33"W	28.05'	L225	N89°57'27"W	576.27'
L26	N45°02'33"E	5.52'	L66	N44°57'09"W	114.51'	L106	N00°02'33"E	221.52'	L146	S75°35'14"W	29.42'	L186	N89°57'27"W	5.00'	L226	S89°57'27"E	362.22'
L27	S44°57'27"E	16.00'	L67	S00°02'33"W	42.50'	L107	S89°57'27"E	39.89'	L147	N00°02'33"E	464.17'	L187	S00°02'33"W	28.05'	L227	N00°02'33"E	2.50'
L28	S45°02'33"W	11.10'	L68	N89°57'27"W	16.00'	L108	N31°10'00"E	49.29'	L148	N60°02'33"E	85.93'	L188	S00°02'33"W	292.30'	L228	N89°57'27"W	423.58'
L29	S44°57'27"E	10.29'	L69	N00°02'33"E	42.50'	L109	N31°14'15"E	4.42'	L149	N00°02'33"E	20.64'	L189	S28°16'38"E	102.24'	L229	N89°57'27"W	431.86'
L30	N00°02'38"E	26.61'	L70	N89°57'19"W	31.44'	L110	S31°10'00"W	49.29'	L150	S89°57'27"E	222.61'	L190	N89°46'59"W	6.53'	L230	S00°02'33"W	2.50'
L31	S89°57'27"E	16.00'	L71	S00°02'33"W	22.39'	L111	N89°57'27"W	39.89'	L151	S00°02'33"W	45.00'	L191	N31°10'02"E	78.67'	L231	S00°02'33"W	45.00'
L32	S00°02'38"W	26.61'	L72	N89°57'27"W	16.00'	L112	S00°02'33"W	227.27'	L152	N89°57'27"W	222.61'	L192	S89°57'27"E	25.77'	L232	S00°02'33"W	100.00'
L33	S89°57'21"E	154.00'	L73	N00°02'33"E	22.39'	L113	N89°57'27"W	40.38'	L153	N00°02'33"E	102.00'	L193	N00°02'33"E	112.47'			
L34	N00°02'39"E	57.26'	L74	N44°57'27"W	14.59'	L114	N89°57'27"W	364.49'	L154	N45°02'33"E	58.83'	L194	N23°42'39"W	98.43'			
L35	S89°57'27"E	16.00'	L75	N89°57'27"W	39.72'	L115	N00°02'33"E	108.51'	L155	N00°02'33"E	26.25'	L195	N00°02'33"E	407.73'			
L36	S00°02'39"W	57.26'	L76	S45°02'33"W	14.59'	L116	S89°52'44"W	16.00'	L156	S00°02'33"W	26.07'	L196	S89°57'27"E	834.50'			
L37	N00°02'38"E	38.11'	L77	N89°57'27"W	2.84'	L117	S00°02'33"W	108.46'	L157	S89°57'27"E	208.41'	L197	S00°02'33"W	378.50'			
L38	S89°57'27"E	16.00'	L78	S00°02'33"W	486.41'	L118	N89°57'27"W	459.27'	L158	S44°57'27"E	82.42'	L198	S89°57'27"E	934.99'			
L39	S00°02'38"W	38.11'	L79	N00°02'33"E	486.41'	L119	N00°02'33"E	69.01'	L159	N44°57'27"W	66.45'	L199	N80°58'03"E	50.64'			
L40	S89°57'16"E	3.06'	L80	S31°35'38"W	38.00'	L120	S00°02'33"W	32.50'	L160	S45°02'33"W	50.54'	L200	S89°58'09"E	61.90'			

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°47'47"	30.00'	47.02'	N44°56'27"E	42.35'	C41	90°00'00"	60.00'	94.25'	N44°57'27"W	84.85'	C81	58°52'33"	50.00'	51.38'	N60°36'17"E	49.15'
C2	53°59'37"	20.00'	18.85'	N61°55'11"W	18.16'	C42	90°00'00"	60.00'	94.25'	N45°02'33"E	84.85'	C82	17°27'04"	30.28'	9.22'	N23°30'59"E	9.19'
C3	87°08'00"	20.00'	30.42'	N43°36'33"E	27.57'	C43	44°02'08"	100.00'	76.86'	N59°01'18"E	74.98'	C83	39°53'16"	30.00'	20.89'	S78°55'24"E	20.47'
C4	8°25'35"	100.00'	14.71'	S85°20'45"W	14.69'	C44	79°18'39"	30.00'	41.53'	S39°41'53"W	38.29'	C84	8°51'14"	40.00'	6.18'	S41°25'51"W	6.17'
C5	35°56'51"	30.00'	18.82'	S17°55'53"E	18.51'	C45	79°10'24"	30.00'	41.46'	N50°27'21"E	38.23'						
C6	16°39'45"	34.00'	9.89'	N08°17'19"W	9.85'	C46	61°39'28"	40.00'	43.05'	N28°03'52"W	41.00'						
C7	44°38'48"	26.00'	20.26'	N22°16'51"W	19.75'	C47	56°51'56"	40.00'	39.70'	N87°19'34"W	38.09'						
C8	90°00'00"	21.00'	32.99'	N45°02'33"E	29.70'	C48	21°27'43"	22.00'	8.24'	S10°57'58"E	8.19'						
C9	90°00'00"	34.00'	53.41'	S45°02'33"W	48.08'	C49	51°28'12"	10.00'	8.98'	N33°01'39"W	8.68'						
C10	90°00'00"	24.00'	37.70'	S45°02'33"W	33.94'	C50	53°46'15"	22.00'	20.65'	N31°52'38"W	19.90'						
C11	90°00'05"	9.00'	14.14'	S45°02'36"W	12.73'	C51	90°00'00"	30.00'	47.12'	S44°57'27"E	42.43'						
C12	90°00'00"	34.00'	53.41'	S44°57'27"E	48.08'	C52	58°52'33"	88.00'	90.43'	N60°36'17"E	86.50'						
C13	20°45'51"	26.00'	9.42'	N79°34'31"W	9.37'	C53	90°00'00"	50.00'	78.54'	S45°02'33"W	70.71'						
C14	20°45'51"	34.00'	12.32'	S79°34'31"E	12.25'	C54	23°45'12"	50.00'	20.73'	S11°50'03"E	20.58'						
C15	20°50'57"	34.00'	12.37'	N79°37'04"E	12.30'	C55	23°45'12"	25.00'	10.36'	N11°50'03"W	10.29'						
C16	20°50'57"	26.00'	9.46'	S79°37'04"W	9.41'	C56	90°00'00"	90.00'	141.37'	N45°02'33"E	127.28'						
C17	90°00'00"	34.00'	53.41'	S44°57'27"E	48.08'	C57	90°00'00"	55.00'	86.39'	S44°57'27"E	77.78'						
C18	90°00'00"	34.00'	53.41'	N45°02'33"E	48.08'	C58	90°00'00"	30.00'	47.12'	N44°57'27"W	42.43'						
C19	90°00'00"	56.00'	87.96'	S45°02'33"W	79.20'	C59	32°16'42"	162.00'	91.26'	S73°54'13"W	90.06'						
C20	90°00'00"	46.00'	72.26'	S45°02'33"W	65.05'	C60	32°16'42"	200.00'	112.67'	S73°54'13"W	111.19'						
C21	58°52'33"	82.00'	84.26'	N60°36'17"E	80.60'	C61	90°00'00"	50.00'	78.54'	N45°02'33"E	70.71'						
C22	73°40'45"	26.00'	33.43'	S68°00'23"W	31.18'	C62	90°00'00"	25.00'	39.27'	N44°57'27"W	35.36'						
C23	59°53'05"	34.00'	35.54'	S61°06'33"W	33.94'	C63	89°45'52"	50.10'	78.50'	S45°02'33"W	70.71'						
C24	58°52'33"	74.00'	76.04'	N60°36'17"E	72.74'	C64	90°00'00"	25.00'	39.27'	N44°57'27"W	35.36'						
C25	90°00'00"	54.00'	84.82'	S45°02'33"W	76.37'	C65	3°18'16"	500.00'	28.84'	S88°23'25"W	28.83'						
C26	84°49'30"	64.00'	94.75'	S47°37'48"W	86.33'	C66	2°51'45"	500.00'	24.98'	N88°36'40"E	24.98'						
C27	90°00'00"	26.00'	40.84'	S44°57'27"E	36.77'	C67	2°50'55"	470.00'	23.37'	N88°37'05"E	23.37'						
C28	90°00'00"	26.00'	40.84'	N45°02'33"E	36.77'	C68	3°18'16"	530.00'	30.57'	S88°23'25"W	30.56'						
C29	90°00'00"	26.00'	40.84'	S44°57'27"E	36.77'	C69	90°00'00"	25.00'	39.27'	N45°02'33"E	35.36'						
C30	90°00'05"	34.00'	53.41'	N45°02'36"E	48.08'	C70	31°33'05"	75.00'	41.30'	S15°49'05"W	40.78'						
C31	16°13'04"	34.00'	9.62'	N08°06'32"W	9.59'	C71	31°33'05"	35.00'	19.27'	S15°49'05"W	19.03'						
C32	16°15'37"	26.00'	7.38'	S08°05'15"E	7.35'	C72	90°00'00"	50.00'	78.54'	S44°57'27"E	70.71'						
C33	90°00'00"	26.00'	40.84'	S45°02'33"W	36.77'	C73	90°00'00"	63.00'	98.96'	N44°57'27"W	89.10'						
C34	90°00'00"	29.00'	45.55'	N45°02'33"E	41.01'	C74	11°08'04"	400.00'	77.73'	N05°36'35"E	77.61'						
C35	90°00'00"	16.00'	25.13'	S45°02'33"W	22.63'	C75	11°08'06"	25.00'	4.86'	S05°36'34"W	4.85'						
C36	90°00'05"	26.00'	40.84'	N45°02'36"E	36.77'	C76	90°00'00"	25.00'	39.27'	S44°57'27"E	35.36'						
C37	16°13'04"	26.00'	7.36'	N08°06'32"W	7.33'	C77	90°00'00"	60.00'	94.25'	N45°02'33"E	84.85'						
C38	16°15'37"	34.00'	9.65'	S08°05'15"E	9.62'	C78	23°45'12"	25.00'	10.36'	N11°50'03"W	10.29'						
C39	90°00'00"	60.00'	94.25'	S44°57'27"E	84.85'	C79	23°45'12"	80.00'	33.17'	S11°50'03"E	32.93'						
C40	90°00'00"	60.00'	94.25'	S45°02'33"W	84.85'	C80	90°00'00"	88.00'	138.23'	S45°02'33"W	124.45'						

SEE NOTES ON SHEET 4

VICINITY MAP

N.T.S.



LINE TYPE LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- ABSTRACT LINE
- CENTERLINE
- ESA LIMIT LINE
- INTERIOR ROW PARCEL LINE
- OHE — OVERHEAD ELECTRIC LINE
- OVERHEAD ELECTRIC DISTRIBUTION LINE CLEARANCE ZONE

NORTH

GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 24X36

LEGEND

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

IMPORTANT NOTICE:

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

FINAL PLAT
SUMMIT 35 ADDITION

LOTS 1-6, BLOCK A

6 COMMERCIAL LOTS

68.175 ACRES SITUATED IN THE
ALEXANDER WHITE SURVEY, ABSTRACT NO. 1406 AND
NATHAN WADE SURVEY, ABSTRACT NO. 1407
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. FP26-0012

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

Scale	Drawn by	Checked by	Date	Project No.	SHEET
1" = 100'	MBM/JCC	KHA	APRIL 2026	063411024	3 OF 4

OWNER:
Catdenton 35 Five, Inc.
16950 Dallas Pkwy., Suite 120
Dallas, Texas 76248
Ph: 972-732-9000
Contact: Shula Netzer

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

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DWG NAME: K:\FRI_SURVEY\063411024 CATDENTON FIVE TRACT - DENTON\DWG\063411024 FINAL PLAT.DWG PLOTTED BY CRABLE, JEFF 4/20/2026 8:19 AM LAST SAVED 4/16/2026 2:30 PM

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

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

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

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

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

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

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

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

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

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

THENCE South 58°45'45" East (called South 57°3125" East), along a northerly line of said 78.486-acre tract, the southerly line of said Parcel 4 Part 2 and said North Elm Street (U. S. Highway 77), a distance of 446.33 feet (called 446.33 feet) to an aluminum disk TXDOT right of way marker found for the southeast corner of said Parcel 4 Part 2;

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

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

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

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

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

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

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

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **CATDENTON 35 FIVE, INC.**, does hereby adopt this plat designating the herein described property as **SUMMIT 35 ADDITION**, an addition to Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. .

WITNESS MY HAND, this _____ day of _____, 2026.

BY: CATDENTON 35 FIVE, INC.

By: _____
Signature

By: _____
Printed Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

_____
Notary Public, State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Michael B. Marx, I, 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 Date
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 authority, on this day personally appeared Michael B. Marx, 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 the _____ day of _____, 20____.

_____
Notary Public, State of Texas

My commission expires: _____

Planning and Zoning Commission Approval

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of SUMMIT 35 ADDITION in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this _____ day of _____, 20____.

_____ _____
Chair, Planning & Zoning Commission City Secretary

GENERAL NOTES:

1. The purpose of this plat is to create 6 commercial lots and to dedicate access, utility and drainage 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 0.9998493926.
4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by First American Title Insurance Company, GF. No. 1002-407103-RTT, effective date June 23, 2025. The surveyor has not abstracted the above property,
5. This plat lies wholly within the City Limits of Denton, and Denton County.
6. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state 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.
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 the Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4 must be met prior to 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. 48121C0360G, for Denton County, Texas and incorporated areas, dated April 18th, 2011 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". 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. The Minimum Finish Floor (Slab) Elevation shall be:
    - Lot 1 & 2 = 718.5', 18" above the 100 year water surface elevation of Pond 1 (717.0')
    - Lot 3 = 733.7', 18" above the 100 year water surface elevation of Pond 2 (732.2')
    - Lot 4. 5 & 6 = 717.3', 18" above the 100 year water surface elevation of Pond 3 (715.8')

    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.
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. The Drainage, Detention & Access Easements within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage, Detention & Access Easements. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage, Detention & Access Easements, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described Drainage, Detention & Access Easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage, Detention & Access Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
26. This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
27. As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.
28. Master Note N/A.
29. Master Note N/A
30. Master Note N/A
31. Master Note N/A
32. Master Note N/A
33. IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
34. Master Note N/A
35. Master Note N/A
36. Master Note N/A
37. Master Note N/A
38. Master Note N/A
39. Master Note N/A
40. Master Note N/A
41. Master Note N/A
42. Property owners are responsible for the maintenance of the facilities located within the access easement(s) and detention areas.
43. Master Note N/A
44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
45. As of the date of this plat, there are no existing wells on the platted property.
46. **NO BUILD EASEMENT PURPOSE**
    This Easement is granted for the purpose of satisfying the open space and fire separation distance requirements of the **International Building Code (IBC) Section 507**, as adopted by **City of Denton**, to permit the construction and operation of an unlimited area building of **Occupancy Group S-1** on the Benefited Parcel, without the requirement for a 3-hour fire-rated exterior wall, by maintaining the required open area and unobstructed yard in accordance with IBC Section 507.

    RESTRICTIONS
    1. Erect, construct, or permit any building, structure, or improvement of any kind;
    2. Place or store any materials, equipment, or objects that would constitute a structure under applicable building codes;
    3. Take any action that would reduce the unobstructed open space below the minimum distance required by the IBC for unlimited area building compliance, currently **[60] feet** from the property line;
    4. Grant any other easement, license, or right that would conflict with or impair the open space requirements herein.

    PERMITTED USES
    1. Surface parking and paving
    2. Landscaping, grading, and utilities
    3. Fencing (non-structural)
    4. Drives and access improvements

FINAL PLAT
SUMMIT 35 ADDITION

LOTS 1-6, BLOCK A

6 COMMERCIAL LOTS

68.175 ACRES SITUATED IN THE
ALEXANDER WHITE SURVEY, ABSTRACT NO. 1406 AND
NATHAN WADE SURVEY, ABSTRACT NO. 1407
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. FP26-0012

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

Scale	Drawn by	Checked by	Date	Project No.	SHEET
-	MBM/JCC	KHA	APRIL 2026	063411024	4 OF 4

OWNER:
Catdenton 35 Five, Inc.
16950 Dallas Pkwy., Suite 120
Dallas, Texas 76248
Ph: 972-732-9000
Contact: Shula Netzer

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

DWG NAME: K:\FRI_SURVEY\063411024 CATDENTON FIVE TRACT - DENTON\DWG\063411024 FINAL PLAT.DWG PLOTTED BY:CRABLE, JEFF 4/2/2026 8:19 AM LAST SAVED 4/16/2026 2:39 PM

April 21, 2026

Julie Wyatt
City of Denton
401 N. Elm Street
Denton, Texas 76201

RE: Summit 35 – Phase I, FP26-0012

Julie:

On behalf of the owner and applicant, I request that the final plat associated with FP26-0012 be granted a 30-day extension at the April 29th, 2026 Planning and Zoning commission meeting in order that staff's comments may be more fully addressed for consideration at the May 13th or May 27th, Planning and Zoning commission meeting.

Please contact me at (940-536-0176) or mack.mattke@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

Mack Mattke, P.E.

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 29, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by Kimley-Horn on behalf of the property owner, Denton Double Down, LLC, to rezone approximately 4.37 acres of land from a Residential Rural (RR) zoning district to a Suburban Corridor (SC) zoning district. The subject site is generally located on the south side of Hartlee Field Road, approximately 580 feet east of East Sherman Drive in the City of Denton, Denton County, Texas. (Z25-0017, Denton Striker, Ashley Ekstedt)

BACKGROUND

The applicant, Kimley-Horn, on behalf of the property owner, Denton Double Down, LLC, has submitted an application to rezone approximately 4.37 acres of land from a Residential Rural (RR) zoning district to a Suburban Corridor (SC) zoning district to align with the existing zoning on the adjacent parcels under the same ownership. The subject property was voluntarily annexed in January of 2026 and given the placeholder zoning of RR after annexation. If this zoning change is approved, any of the uses permitted in the SC District could be developed on the subject property. See Exhibit 7 for a complete list of uses permitted by right and by Specific Use Permit within the SC District.

The subject property is not currently developed, and the applicant does not currently have development plans for the property. The subject property is under common ownership with parcels to the west and south that already have SC zoning in place. The surrounding properties to the north are zoned Residential 4 (R4) District and within the Extraterritorial Jurisdiction (ETJ). The surrounding properties to the south, on both sides of Loop 288, are zoned SC. To the west, the surrounding property is zoned SC and Public Facilities (PF). The properties to the east are within the ETJ.

A full Staff Analysis is provided in Exhibit 2.

OPTIONS

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

RECOMMENDATION

Staff recommends **approval** of the rezoning of approximately 4.37 acres of land to a Suburban Corridor (SC) Zoning District as it complies with the criteria in Section 2.4.5.E of the Denton Development Code

for approval of all applications, and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
November 18, 2025	City Council	Municipal Services Agreement Ordinance	Approved
November 18, 2025	City Council	Public Hearing	Public hearing held; no further action occurred
November 18, 2025	City Council	First Reading of the Annexation Ordinance	First Reading held; no further action occurred
January 13, 2026	City Council	Second Reading of Annexation Ordinance	Approved

PUBLIC OUTREACH:

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

- On April 7, 2026, a total of three (3) notices were mailed out to property owners within 200 feet of the subject property, and three (3) postcards were mailed out to current residents within 500 feet of the subject property. As of the writing of this report, staff has received no written response to the notices.
- A notice was published on the City's website on April 8, 2026.
- A notice was published in the Denton Record Chronicle on April 12, 2026.
- One sign was posted on the subject property on April 13, 2026.
- The applicant held a virtual neighborhood meeting on April 6, 2026.

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. Applicant Narrative
4. Site Location Map
5. Future Land Use Map
6. Existing Zoning Map
7. Proposed Zoning Map
8. Table of Allowed Uses
9. Notification Map
10. Draft Ordinance

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner

Planning Staff Analysis
Z25-0017 / Denton Striker
City Council District #2

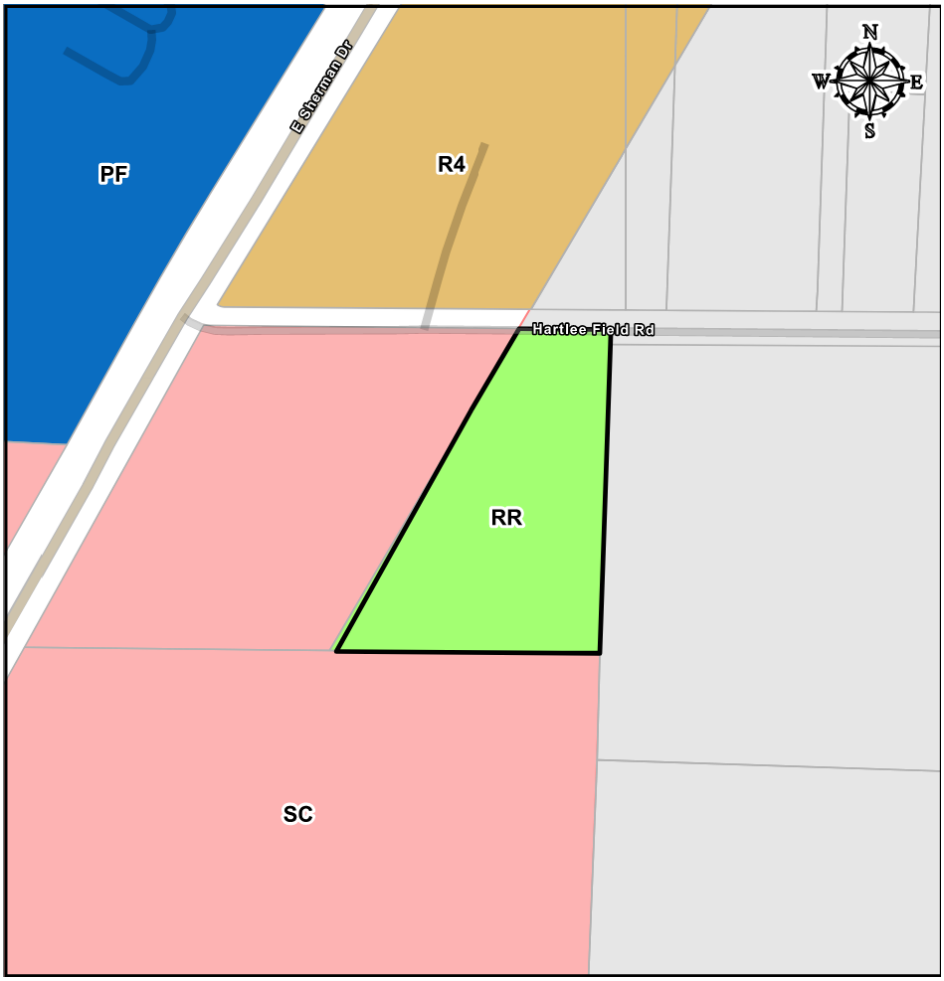
REQUEST:
Rezoning of approximately 4.37 acres of land to a Suburban Corridor (SC) Zoning District.

STAFF RECOMMENDATION:
Staff recommends **approval** of the rezoning of approximately 4.37 acres of land to a Suburban Corridor (SC) Zoning District as it complies with the criteria in Section 2.4.5.E of the Denton Development Code for approval of all applications, and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

SITE DATA:
The subject property is currently undeveloped, and the applicant does not currently have development plans. The subject property is part of a larger parcel and includes the approximately 7.11 acres to the west. When the City annexed property along Sherman Drive in 1974, the annexation included all property within 500 feet of the right-of-way. The remainder of the parcel, the subject property, remained in the Extraterritorial Jurisdiction (ETJ). In 2026, the applicant voluntary annexed this property into the City and seeks to bring the entire parcel under one consistent zoning district. In addition, the applicant is the owner of the approximately 25.48 acres to the south. At this time, the landowner has not submitted a Zoning Compliance Plan or other formal development plans to the City for review, but the SC District permits a variety of commercial uses, any of which could be developed on the subject property in conjunction with the adjacent acreage if this zoning change is approved.

The subject property is on the south side of Hartlee Field Road, a Collector, and approximately 580 feet east of Sherman Drive, a Freeway per the City's Mobility Plan. The property is located approximately 1,187 feet north of and does not have frontage on Loop 288, however the applicant does own the adjacent parcel with frontage on Loop 288. Both Sherman Drive and Loop 288 are owned and maintained by TxDOT, and the future expansion of these roadways to their ultimate configuration at freeways is under TxDOT's purview.

SURROUNDING ZONING AND USES:



Northwest: Zoning: Public Facilities (PF) Use: Denton ISD Athletic Facilities	North: Zoning: Residential 4 (R4) and ETJ Use: Agriculture	Northeast: Zoning: ETJ Use: Offices and Veterinary Clinic
West: Zoning: SC Use: Undeveloped Land and Denton ISD Athletic Facilities	**SUBJECT PROPERTY**	East: Zoning: ETJ Use: Undeveloped Land
Southwest: Zoning: SC Use: Undeveloped Land	South: Zoning: SC Use: Undeveloped Land	Southeast: Zoning: ETJ Use: Undeveloped Land

CONSIDERATIONS:

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

1. *General Criteria*

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

The review criteria were applied as required.

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

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

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

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

2. *Prior Approvals*

On January 13, 2026, City Council approved an ordinance annexing the subject property into the City Limits. The property was automatically assigned the placeholder zoning designation of RR in accordance with DDC Section 3.1.4.

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

The decision–making authority:

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

There are no competing goals, policies, or strategies with this proposal. The request is for a continuation of the existing zoning pattern, which is consistent with the Comprehensive Plan as detailed below.

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

Future Land Use
To the north of the subject property is Hartlee Field Road, a Collector which runs from east to west. To the west of the subject property is Sherman Drive, a Freeway. Given this context, the request is consistent with the Land Use Goals of the 2040 Plan, including:

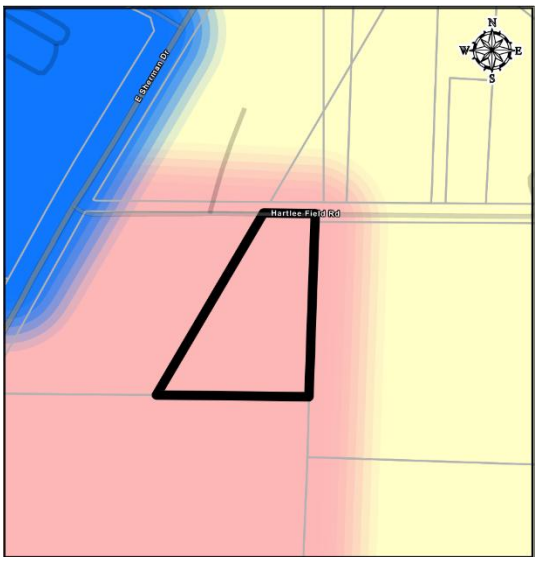
Goal LU-1: Grow Compactly: Achieve sound, sustainable growth in compact development patterns with balanced land uses planned in coordination with transportation and infrastructure systems.

GOAL LU-4: Grow Resourcefully: Manage growth for wise use of land resources with staged, contiguous, and compatible development.

Aligning the zoning of the subject property with the zoning of surrounding parcels would facilitate cohesive development across approximately 36 acres of land under common ownership and located at the intersection of two major TxDOT roadways. The SC District permits a variety of nonresidential uses that could provide retail, service, and employment opportunities contiguous to existing infrastructure, residences, and community resources such as the DISD athletic complex and the City's natatorium that draw people to the area and create a need for additional supportive commercial uses.

Per the Future Land Use Map in the Comprehensive Plan, the subject property is designated as Community Mixed Use (see image below and provided as Exhibit 5). The description for the Future Land Use designation is provided below:

> Community Mixed Use: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. This land use applies to existing and future commercial areas in the city, where redevelopment to mixed-use is desirable. The intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses such as former car sales lots and vacated big box stores. Such areas also may represent opportunities for higher density and mixed housing types, without impacting, nearby single-family neighborhoods. Future development in Community Mixed Use areas will complement and embrace existing, viable uses, and raise the standard of design to increase their economic viability, accommodate greater connectivity and mobility options, and create a sense of place to serve the local community.



The proposed SC Zoning District is consistent with the Community Mixed Use Future Land Use Designation as the zoning district is intended "to provide moderate- to high-intensity commercial, office, and retail uses along high-traffic corridors" per its written purpose statement in DDC Section 3.4.1A. The subject property, in combination with the larger tract of land owned by the property owner, is adjacent to two freeways, Loop 288 and Sherman Drive, and a collector, Hartlee Field. The Community Mixed Use designation in this region serves as a transitional area from the Low Residential areas to the north of the subject property to the higher-intensity land use patterns found along the Loop 288 corridor. The applicant does not currently have development plans; however, SC zoning allows a variety of commercial uses. The proposed request is consistent with the goals, policies, and actions of the Comprehensive Plan and with the Future Land Use Designation of Community Mixed Use.

4. *Compliance with this DDC*

   a. *The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.*

      This request is for a rezoning of the subject site. All subsequent development on this site will comply with applicable standards in the DDC, including, but not limited to, transportation related improvements, minimum lot size and dimensions, building coverage, access, parking, tree preservation, and landscaping.

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

      Typically, a rezoning to one of the DDC's established districts does not include a full review of all development standards. If the proposed rezoning is approved, a detailed review of all required plat, transportation impact analysis, zoning compliance plans, engineering plans, tree preservation plans, and building permit submittals is required prior to development.

5. *Compliance with Other Applicable Regulations*

   This proposed rezoning complies with all other applicable regulations.

6. *Consistent with Interlocal and Development Agreements*

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

7. *Minimizes Adverse Environmental Impacts*

   There are no environmentally sensitive areas (ESA) on the subject property. Any development of the subject property would be subject to the City's standards for tree preservation, stormwater, and landscaping to ensure environmental impacts are minimized.

8. *Minimizes Adverse Impacts on surrounding Property*

   The subject property is surrounded primarily by undeveloped land, freeways, and institutional and commercial uses. SC zoning primarily permits various commercial uses. Additionally, the proposed SC zoning district is consistent with the existing land use patterns found along the Loop 288 corridor and would not introduce any new or incompatible activities to the area. Therefore, development of uses permitted in the SC District on the subject site would not be expected to create nuisances or compatibility issues with surrounding properties.

9. *Minimizes Adverse Fiscal Impacts*

   As the applicant does not have development plans for the property, a fiscal impact analysis was not performed. The SC District permits a variety of uses that could reasonably be expected to have positive fiscal impact on the City.

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

    This proposed rezoning will not affect utilities, services, or improvements. When the site is developed, it will be reviewed to ensure compliance with all applicable standards.

a. Provides Adequate Road Systems

   The subject property, along with the larger tract owned by the property owner, is adjacent to two freeways. Prior to the development of the subject property, the applicant will be required to submit a Traffic Impact Analysis. The developer is responsible for making improvements identified in the TIA to accommodate the additional trips generated by the future use(s). The details of any needed improvements will be reviewed as part of the zoning compliance plan and civil engineering plans for any future development.

b. Provides Adequate Public Services and Facilities

The proposed rezoning is not anticipated to negatively impact public services and facilities. When the site is platted, the new development must comply with all applicable standards to ensure adequate public services and facilities are available. Water utilities are available on Sherman Drive and sanitary sewer is available to the southeast.

13. *Rational Phasing Plan*

There is no phasing plan associated with the zoning change request as development plans have not been submitted.

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

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

As discussed in 3.b above, the SC Zoning District is consistent with the goals, policies, and actions of the Comprehensive Plan and with the Future Land Use Designation of Community Mixed Use.

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

There is no small area plan approved for this site.

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

Pursuant to Section 3.4.1A of the Denton Development Code:

"The SC district is intended to provide moderate- to high-intensity commercial, office, and retail uses along high-traffic corridors. The SC district provides elevated building and landscape design, buildings oriented to the street, and appropriate buffering from adjacent neighborhoods. While the SC district is primarily auto-oriented, it provides a safe environment for pedestrians and cyclists."

The proposed SC Zoning District is consistent with the purpose statement as the subject property is situated in close proximity to two high-traffic corridors where a mix of nonresidential uses would be desirable.

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

The subject property was recently annexed into the City and automatically assigned the placeholder zoning of RR. The owner also owns adjacent parcels to the west and south and seeks to bring all of the larger property under one consistent zoning district.

In addition, the area surrounding the subject property, and associated parent tract, has seen significant changes over the last several years. Particularly, parcels

situated along the southern portion of Loop 288 have developed as moderate-density residential and commercial land uses under SC zoning. The images below show the recent developments on the southern side of Loop 288 in the last six years. Additionally, TxDOT also has plans to add frontage roads along Loop 288 and eventually widen Sherman Road in this area, which includes regionally used facilities such as the DISD sports complex and the City natatorium. Rezoning to SC will facilitate development of uses which are compatible with, and provide support to, the overall region.

Aerial 2021

Aerial 2026

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

Transportation Related to the Proposal

Prior to the development of the subject property, which would likely occur as part of the larger adjacent SC-zoned property, the applicant will be required to submit a Traffic Impact Analysis. The developer is responsible for making improvements identified in the TIA to accommodate the additional trips generated by the use. The details of any needed improvements will be reviewed as part of the platting and civil engineering plans for any future development.

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

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

Water and Wastewater
Public water and wastewater services are available to the site and will be extended and expanded as needed to serve the proposed development.

Nearest Fire Station
The subject property is approximately 1.8 miles from Fire Station #4 (2116 East Sherman Drive), within the eight minute or less response time boundary.

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

There was not an error in the assignment of the current Rural Residential (RR) zoning district. The existing zoning is the result of the property's annexation history. The property was annexed on January 13, 2026, and was automatically assigned the placeholder zoning designation of RR as provided for in Subsection 3.1.4 of the DDC. The DDC acknowledges that this placeholder zoning shall remain in place until a change in zoning is requested and reviewed through the public hearing process.

March 10, 2026

City of Denton
401 N. Elm Street
Denton, TX 76201

RE: ***Denton Striker (Z25-0017) - Zoning***

To Whom it may concern,

The subject site is 4.368 acres and is currently zoned as Rural Residential as it was recently annexed into the City of Denton. The purpose of this request is to rezone this area to Suburban Corridor (SC). This would make the zoning consistent with the adjacent property. These properties are also under the same ownership.

General Criteria for Approval (DDC Section 2.4.5E.)

Prior Approvals: 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.

Response: No prior approvals are in effect at this time.

Consistent with the Comprehensive Plan: The proposed zoning shall be consistent with the Comprehensive Plan and any applicable plans.

The Comprehensive Plan designates this area as Community Mixed Use and Low Residential. The Community Mixed Use designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Future development in Community Mixed Use areas will complement and embrace existing, viable uses, and raise the standard of design to increase their economic viability, accommodate greater connectivity and mobility options, and create a sense of place to serve the local community. The Low Residential designation includes land uses that support residential neighborhoods, including scaled commercial and quasi-public uses.

Response: The lot will become a consistent zoning with the surrounding properties and consistent with the Comprehensive Plan. This will increase the economic viability, accommodate greater connectivity and serve the local community as the area continues to develop.

Compliance with the DDC: The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.

Response: The proposed zoning will comply with all applicable DDC standards and Design Criteria Manuals.

Compliance with other Applicable Standards: 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.

Response: The proposed zoning will comply with all local, state, and federal regulations, as applicable.

Consistent with Interlocal and Development Agreements: 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.

Response: No prior interlocal or development agreements are in effect at this time

Minimize Adverse Environment Impacts: 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.

Response: The proposed zoning will minimize negative environmental impacts and should not cause significant adverse impacts on the natural environment

Minimize Adverse Fiscal Impacts: The proposed development should not result in significant adverse fiscal impacts on the city.

Response: The proposed zoning will not result in significant adverse fiscal impacts to the City.

Compliance with Utility, Service, and Improvement Standards: 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.

Response: The proposed zoning will comply with all local, state, and federal regulations, as applicable.

Provide Adequate Road Systems: 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.

Response: The proposed zoning case will not have an effect on the existing road capacity.

Provide Adequate Public Services and Facilities: 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.

Response: The proposed zoning will comply with all local, state, and federal regulations, as applicable to maintain adequate levels of service for existing and future developments in the area.

Rational Phasing Plan: 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.

Response: The proposed zoning case will not include any phasing plans.

Specific Criteria for approval (DDC Section 2.7.2D.)

Zoning Map Amendment Approval Criteria

The proposed rezoning is consistent with the Comprehensive Plan.
Response: The subject tract was recently annexed into the City of Denton, and the proposed zoning is in line with the existing zoning that surrounds the property, including the remaining area of the parcel. The Comprehensive Plan designates this area as Community Mixed Use. The proposed zoning is consistent with the Comprehensive plan as the Suburban Corridor promotes a mix commercial, office and retail uses.

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

The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3: Zoning Districts.
Response**:** The proposed zoning will align with the purpose statement of the Suburban Corridor as provided in Subchapter 3 Section 3.4.1.

There have been significant changes in the area to warrant a zoning change.
Response: The annexation of the parcel is a significant change.

The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.
Response: The intensity of the proposed zoning is not expected to create significant adverse impacts to the surrounding properties as it will make the property a consistent zoning with the surrounding properties.

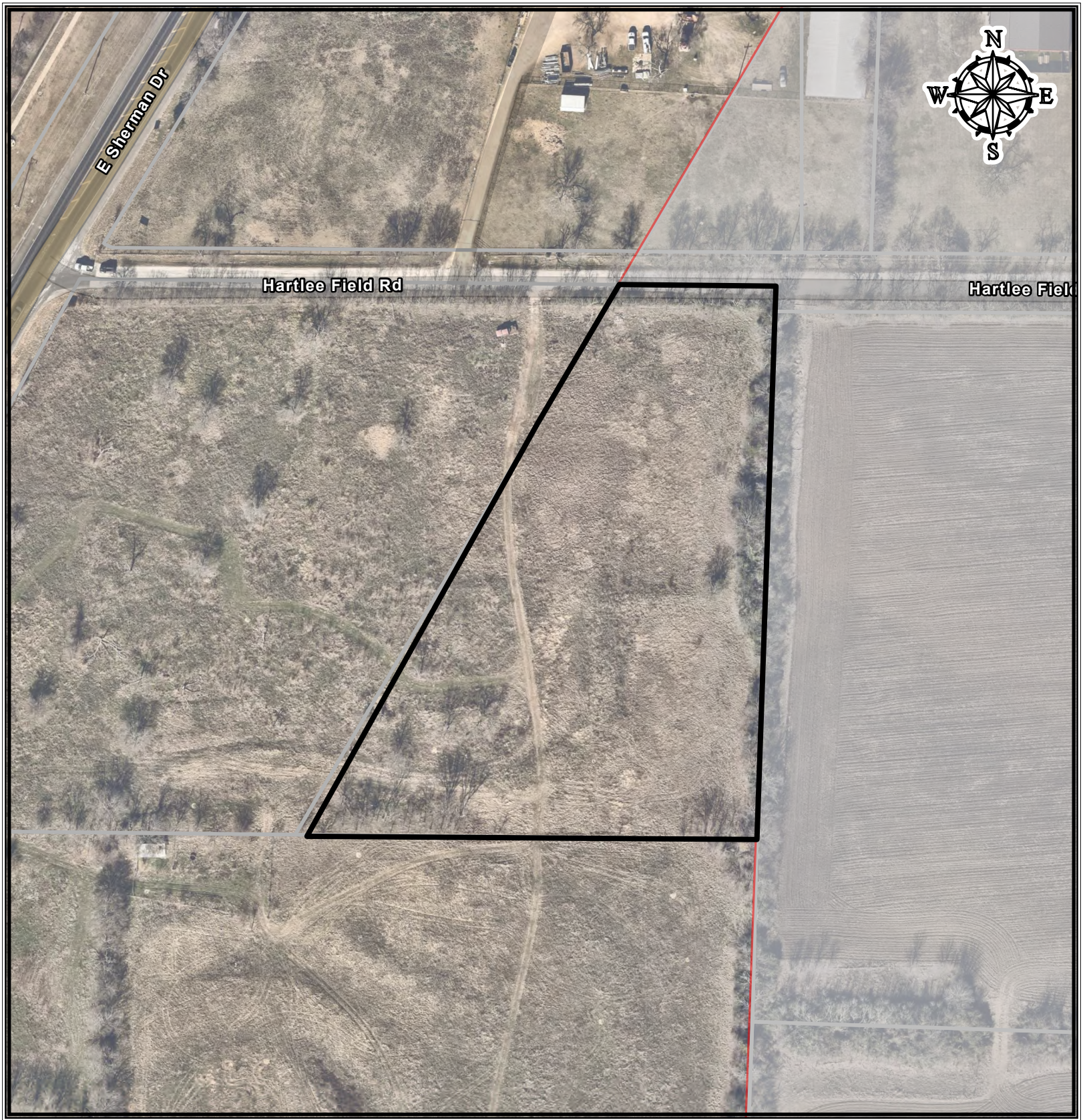
Public facilities and services are available to adequately serve the subject property while maintaining an adequate level of service to existing development.
Response: There has been coordination with the City to understand the existing infrastructure and what upgrades are needed to service the property.

There was an error in establishing the current zoning.
Response: The site was recently annexed into City of Denton ETJ, and the proposed zoning is consistent with the adjacent properties and follows the intent of the Comprehensive Plan.

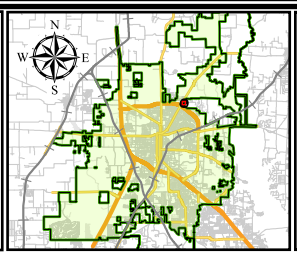
Sincerely,

Chris Dells, P.E.
Kimley-Horn

Z25-0017
Aerial Site Location



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

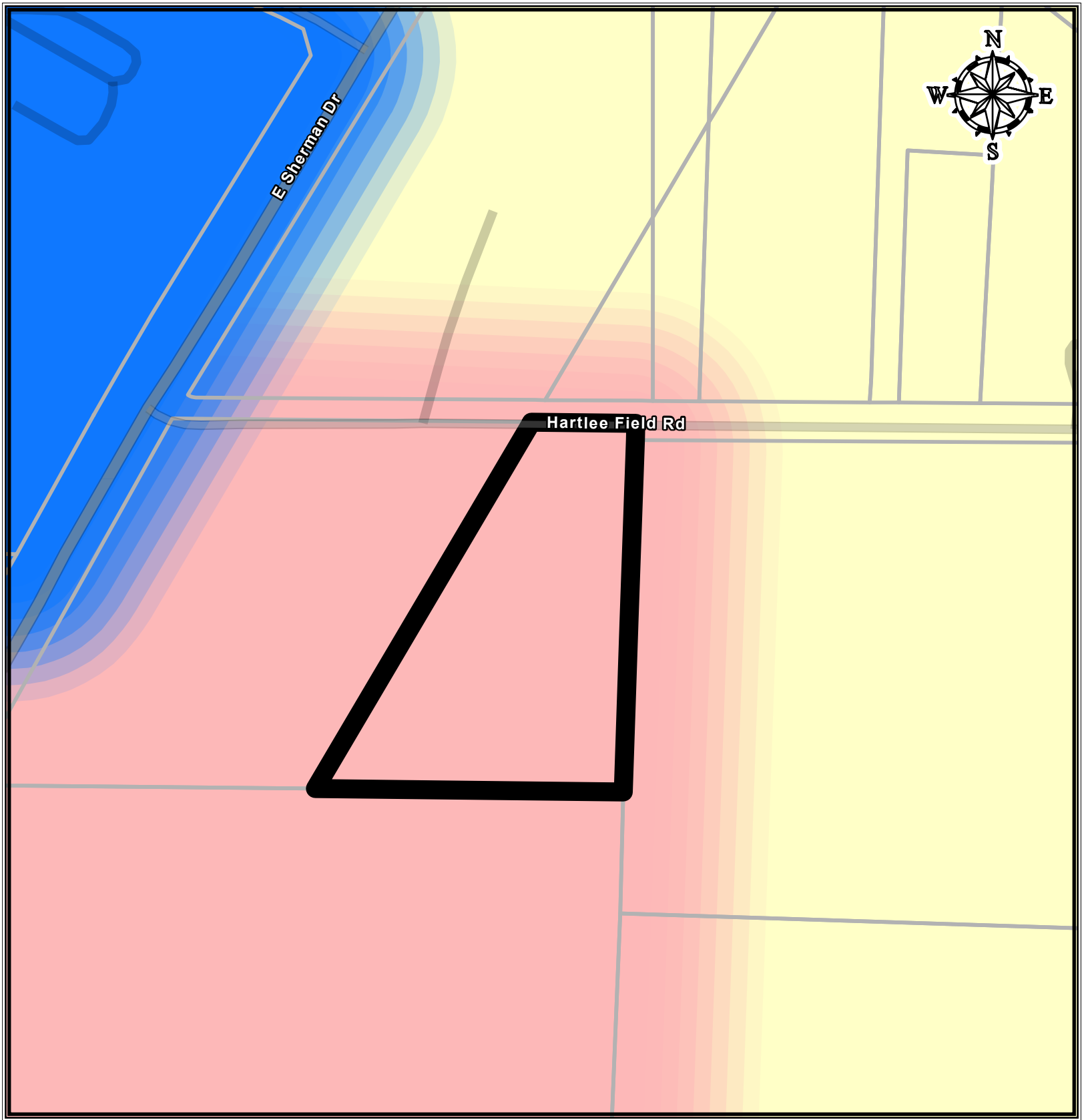


0 37.5 75 150 Feet

CITY OF DENTON
Development Services · GIS
Date: 2/18/2026

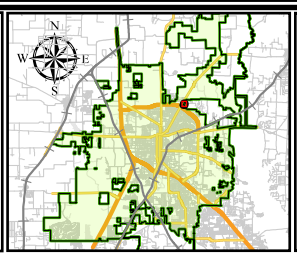
"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure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

Z25-0017
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

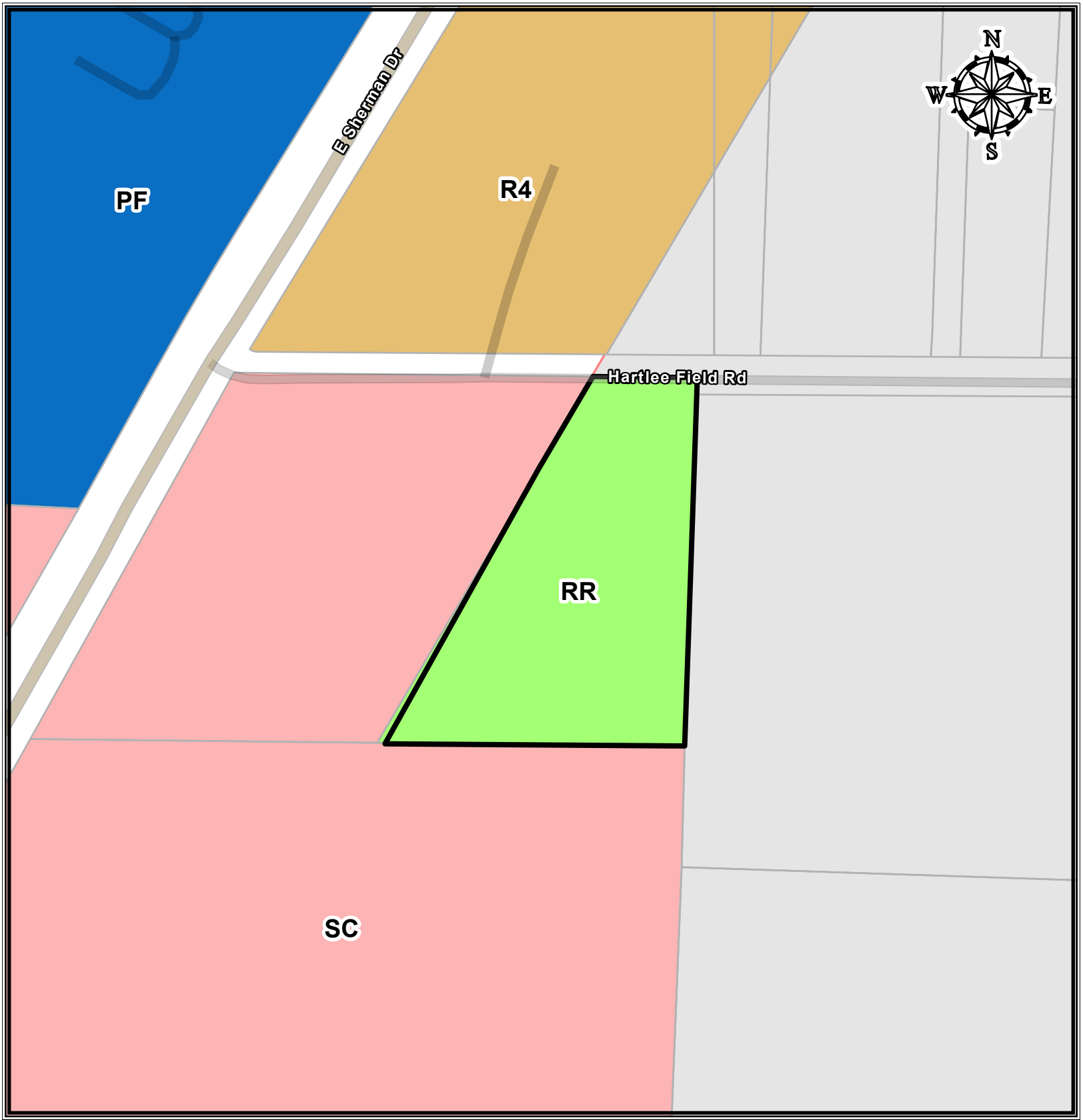


0 55 110 220 Feet

CITY OF DENTON
Development Services · GIS
Date: 4/9/2026

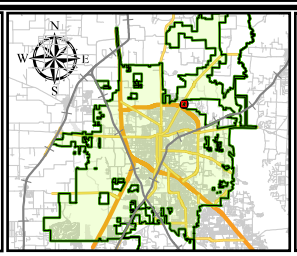
"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure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

Z25-0017
Current Zoning Map



Current Zoning

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



0 55 110 220 Feet

CITY OF DENTON
Development Services · GIS
Date: 2/18/2026

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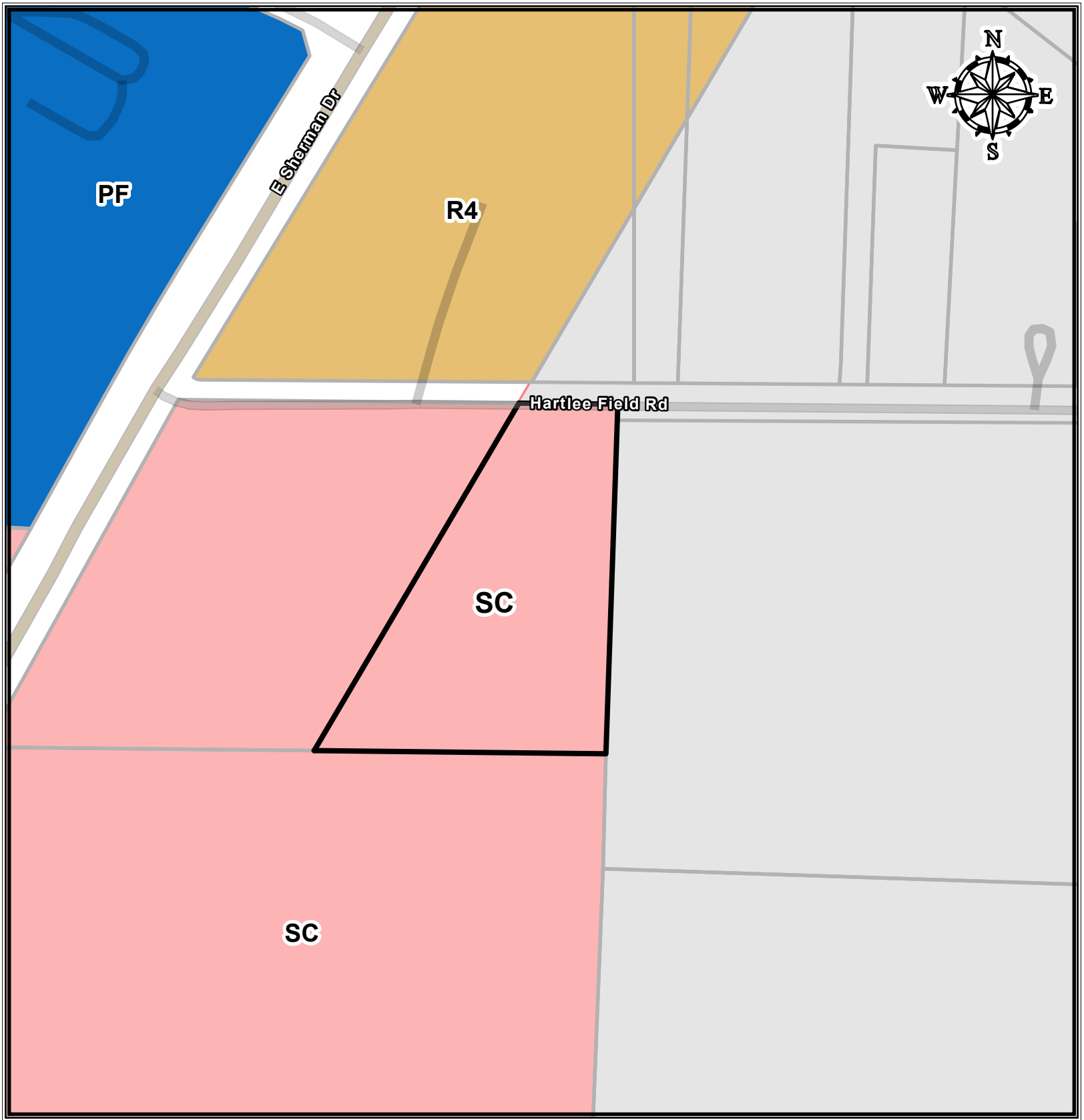
Z25-0017
Proposed Zoning Map



Roads

Current Zoning

- RR - Residential Rural
- R1 - Residential
- R2 - Residential
- R3 - Residential
- R4 - Residential
- R6 - Residential
- R7 - Residential
- MN - Mixed-Use Neighborhood
- MD - Mixed-Use Downtown Core
- MR - Mixed-Use Regional
- HC - Highway Corridor
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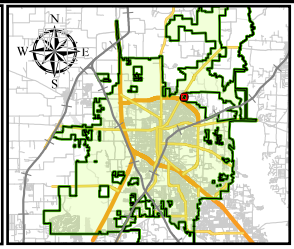

0 62.5 125 250 Feet

CITY OF DENTON
Development Services · GIS
Date: 4/8/2026

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Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Residential Uses																	
HOUSEHOLD LIVING																	
Single-Family Detached Dwelling	P+	P+	P+	P+	P+	P+	P+	P+									5.3.3A
Townhome					S+	P+	P+	P+	P+	P+							5.3.3B
Duplex					S+	P+	P+	P+	P+	P+							5.3.3C
Triplex						P+	P+	P+	P+	P+							5.3.3C
Fourplex						P+	P+	P+	P+	P+							5.3.3C
Multifamily Dwelling							S+	P+	P+	P+	S+	S+	S+				5.3.3D
Tiny Home Development	Subject to approval of a planned development (PD); see 5.3.3E																
Work/Live Dwelling	P+						P+	P+	P+	P+	P+	S+	S+				5.3.3F
Manufactured Home Development (HUD Code)						S+	S+										5.3.3G
GROUP LIVING																	
Chapter House							S	S								P	
Community Home	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+							5.3.3I
Dormitory							S	S	P								
Elderly Housing						S+	S+	P+	P+	P+	S+	S+					5.3.3H
Group Home	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+							5.3.3IJ
Public, Institutional, Religious, and Civic Uses																	
COMMUNITY AND CULTURAL FACILITIES																	
Airport, City-Owned																P	
Cemetery, City-Owned																P	

Table 5.2-A: Table of Allowed Uses

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	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Cemetery, Privately-Owned	S+		S+							S+	S+	S+	S+	S+		S+	5.3.4I
Club or Lodge	P	S	S	S	S	S	S+	P+	P	P+	P	P	P	P+	P+		5.3.4A
Community Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Day Care, Adult or Child	P	S	S	S	S	S	P	P	P	P	P	P	P	P+			5.3.4B
Funeral and Internment Facility									S	S	P	P	P	P			
Homeless Shelter	S+						S+	S+	S+	S+						P+	5.3.4C
Landfill, City-Owned																P	
Park, Playground, Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.4D
EDUCATIONAL FACILITIES																	
Business or Trade School								P+	P+	P+	P+	P	P	P	P		5.3.4E
College or University									P	P			P				
School, Private	P	S	S	S	S	S	S	P	P	P	P	P	P			P	
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
HEALTHCARE FACILITIES																	
Hospital Services										P+	P+	P	P				5.3.4F
Medical Clinic								S+	S+	P+	P+	P	P	P			5.3.4G
Medical Office							P+	P+	P+	P	P+	P	P	P			5.3.4H
Commercial Uses																	
AGRICULTURAL AND ANIMAL USES																	
General Agriculture	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.5A
Commercial Stable	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.5B
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Kennel	P+	S+	S+								P+	P+	S+	P+	P+		5.3.5C
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Veterinary Clinic	P	S	S					P	P+	P	P	P	P	P			5.3.5D
RECREATION AND ENTERTAINMENT																	
Amenity Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Indoor Recreation Facility	P							P	P	P	P	P	P	P			
Outdoor Recreation Facility	P	P	P	P	P	P	P	S	S	S	P	P	P	P			
RV Park	S+		S+	S+	S+	S+	S+							S+	P+		5.3.5E
FOOD AND BEVERAGE SERVICES																	
Bar, Tavern, or Lounge								S+	P	P	P	P	P	P			5.3.5F
Mobile Food Court								S+	S+	S+	S+	S+	S+	S+	S+		5.3.5G
Private Club	P+							P+	P+	P+	P+			P+	P+		5.3.5H

Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Restaurant								P+	P	P	P	P	P	P			5.3.5I
Restaurant, with Drive-Through								S+	S+	P+	P+	P+	P+	P+			5.3.5J
OFFICE, BUSINESS, AND PROFESSIONAL SERVICES																	
Administrative, Professional, and Government Office				S+	S+	S+	P+	P+	P+	P	P	P	P	P	P	P	5.3.5K
Bank or Financial Institution							S+	P+	P+	P	P	P	P	P			5.3.5L
Musician Studio								P+	P+	P+	P+	P+	P+	P+	P+		5.3.5M
Credit Access Business								S+	P+	P	P	P	P	P			5.3.5N
Printing, Copying, and Publishing Establishment								S	P	P	P	P	P	P	P		
PERSONAL SERVICES																	
Laundry Facility, Industrial												S	S	P	P		
Laundry Facility, Self-Service							S+	P+	P+	P+	P	P	P	P	P		5.3.5O
Personal Service, General								P	P	P	P	P	P	P			
Tattoo and Body Piercing Parlor								P+	P+	P+	P+	P+					5.3.5P
RETAIL SALES																	
Building Materials and Supply Store											S	P		P	P		
General Retail Unless Otherwise Specified, Less than 5,000 Square Feet							S+	P	P	P	P	P	P	P	P	P	5.3.5Q
General Retail Unless Otherwise Specified, Between 5,000 Square Feet and 15,000 Square Feet								P	P	P	P	P	P	P	P		
General Retail Unless Otherwise Specified, More than 15,000 Square Feet								S	S	P	P	P	P	P+	P+		5.3.5R
Smoke Shop									P	P	P	P					
LODGING FACILITIES																	
Bed and Breakfast	P+				S+	S+	S+	P+	P+	P+	P+						5.3.5S
Boarding or Rooming House								S	P	P	P						
Hotel								P	P	P	P	P	P	P			
Motel										P	P	P	P	P			
Short-Term Rental	P+	P+	P+	P+	P+	P+	P+	P+									5.3.5T
VEHICLES AND EQUIPMENT																	
Auto Wash										P	P	P	P	P	P		
Automotive Fuel Sales								S+	S+	P+	P+	P+	P+	P+	P+		5.3.5U
Automotive Repair Shop, Major										P+	P+	P+	S+	P+	P+		5.3.5V

Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Automotive Repair Shop, Minor								S+		P+	P+	P+	P+	P+	P+		5.3.5W
Automotive Sales or Leasing												P					
Automotive Wrecking Service, Impound Lot, Junkyard, and Salvage Yard														S+	P+		5.3.5X
Equipment Sales and Rental												S+		S+	P+		5.3.5Y
Parking Lot as a Principal Use									P	P	P	P	P	P	P		
Travel Plaza												P		P	P		
ADULT ENTERTAINMENT ESTABLISHMENTS																	
Sexually Oriented Business															S+		5.3.5Z
Industrial Uses																	
MANUFACTURING AND PROCESSING																	
Craft Alcohol Production								S	P+	P+	P+	P	P	P	P		5.3.6A
Feedlot, Slaughterhouse, or Packaging Plant	S														S		
Food Processing, Less than 2,500 Square Feet								P+	P+	P+	P+	P+	P+	P+	P+		5.3.6B
Food Processing, More than 2,500 Square Feet								S+	S+	P+	P+	P+	P+	P+	P+		5.3.6C
Gas Well	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	Subchapter 6: *Gas Wells*
Manufacturing, Artisan								P+	P+	P	P	P	P	P	P		5.3.6D
Manufacturing, Low-Impact									S+	P+	P+	P+	P+	P	P		5.3.6E
Manufacturing, Medium-Impact													S	S	P		
Manufacturing, High-Impact															S		
Commercial Incinerator, Transfer Station															S		
Data Center, Modular														S+	S+	S+	5.3.6I
Data Center, Warehouse										S+	S+	S+	P+	P+	P+	P+	5.3.6J
STORAGE AND WAREHOUSING																	
Outdoor Storage (as a Primary Use)														S+	S+	S+	5.3.6F
Self-Service Storage								S+	S+	S+	P+	S+	P+	P+	P+		5.3.6F.1
Storage of Hazardous Materials															S		
Warehouse and Wholesale Facility										S+	S+	P	P	P	P		5.3.6G.4.a
Public and Semi-Public Utility Uses																	
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Table 5.2-A: Table of Allowed Uses

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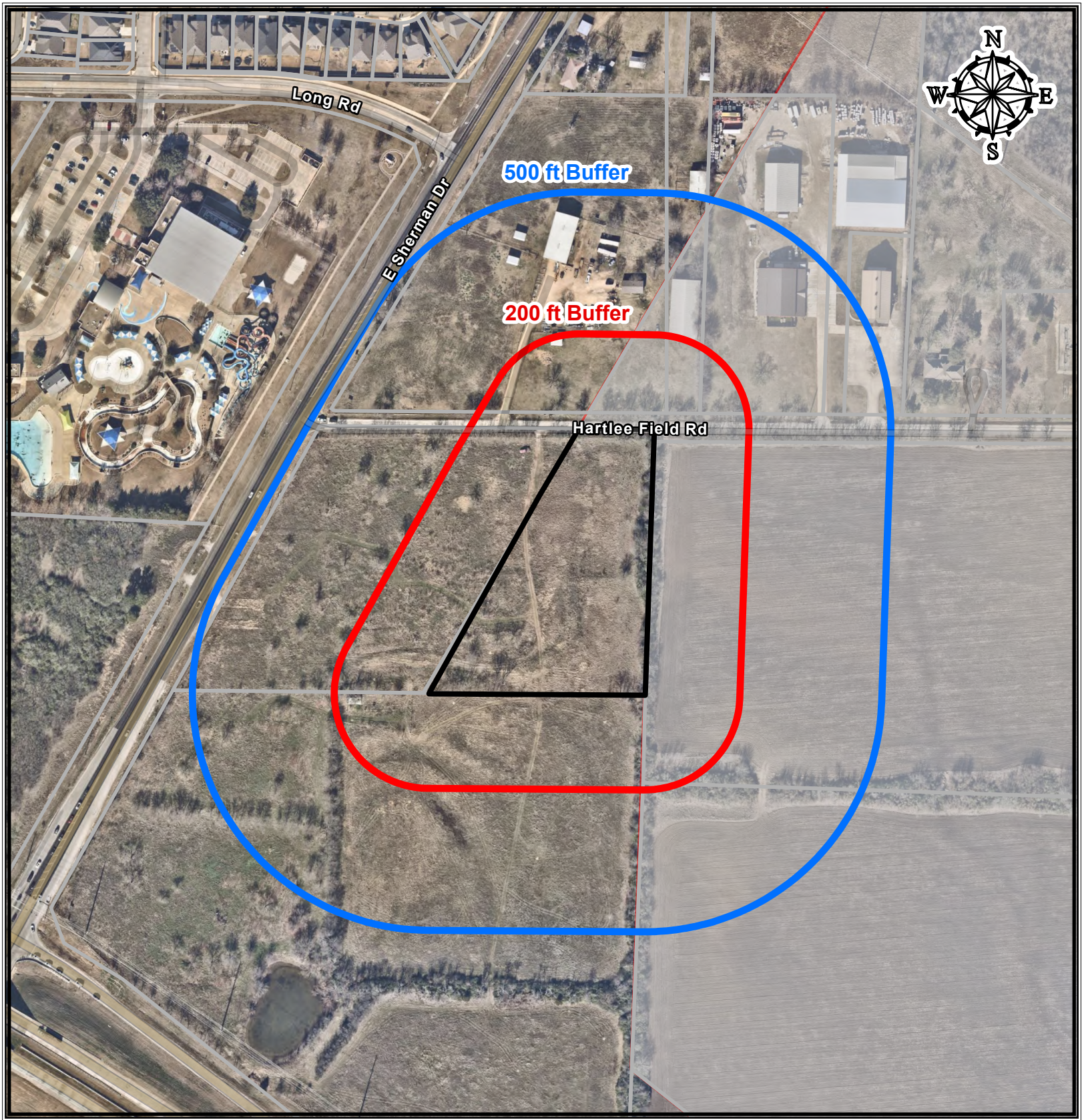
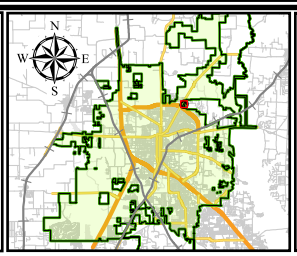
	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Power Stations, Electric Substations, Interchanges, and Switch Stations	P+							P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.7A
Solar Collector as Principal Use	S+												S+	S+	S+	P+	5.3.7B
Wind Energy Conversion System (WECS)															S+	S+	5.3.7C
Wireless Telecommunications	See Section 5.6: *Wireless Telecommunications Facilities*																
Accessory Uses																	
Accessory Dwelling Unit	P+	P+	P+	P+	P+	P+	P+	P+									5.4.4A
Donation Box																	5.4.4B
Home Occupation	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+						5.4.4C
Outdoor Storage, Accessory												P+	P+	P+	P+	P+	05.4.4D
Sale of Produce and Plants Raised on Premises	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4D.1
Solar Collector, (Ground- or Building-Mounted)	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4F
Wind Energy Conversion System (WECS), Small (Ground-Mounted)	P+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	P+	P+	P+	5.4.4G
Wind Energy Conversion System (WECS), Small (Building-Mounted)	P+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	P+	P+	P+	0
Temporary Uses																	
Temporary Storage Containers and Other Portable Storage Units	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6A
Concrete or Asphalt Batching Plant, Temporary	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6B
Farmer's Market or Open-Air Market								P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4
Field or Construction Office	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6C
Seasonal Sales								P+	P+	P+	P+	P+	P+	P+	P+		5.5.4
Special Event								P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4
Portable Wireless Telecommunications Facility	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4

Z25-0017
Notification Map





0 80 160 320 Feet

CITY OF DENTON
Development Services · GIS
Date: 2/18/2026

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DEPARTMENT OF DEVELOPMENT SERVICES

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

PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. Z25-0017

Date of Planning and Zoning Commission Meeting: April 29, 2026

I hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property subject to Project Name/Number Denton Striker / Z25-0017,

located at SEQ Sherman Drive & Hartlee Field

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

Posting of said signs was accomplished on April 13, 2026. Said signs have been posted in a manner that provides an unobstructed view and allows clear reading from the public right(s)of-way along Hartlee Field.

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

Executed this the 14 day of April, 2026.

Signature of Applicant or Authorized Representative for Project No.

STACY STANDRIDGE

Printed Name of Applicant or Authorized Representative for Project No.

STACY Standridge manager of Denton Double Down LLC

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

SUBSCRIBED AND SWORN TO before me, this the 14 day of April, 2026.

Notary Signature

THOMAS RILEY STANDRIDGE
My Notary ID # 130259101
Expires December 11, 2027
(seal)

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

STAFF USE ONLY:

Date/Time submitted: April 14, 2026 3:30 PM Verified by: Ashley Ekstedt

DENTON
Notice of Public Hearing
Project Number: Z25-0017
Project Name: Denton Striker
Request: Suburban Corridor(SC)
For more info:
www.cityofdenton.com
ProjectInfo
Call: (940) 349-8600

DENTON
Notice of Public Hearing
Project Number: Z25-0017
Project Name: Denton Striker
Request: Suburban Corridor(SC)
For more info:
www.cityofdenton.com
ProjectInfo
Call: (940) 349-8600

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A CHANGE IN THE ZONING DISTRICT AND USE CLASSIFICATION FROM A RESIDENTAL RURAL (RR) DISTRICT TO A SUBURBAN CORRIDOR (SC) DISTRICT ON APPROXIMATELY 4.37 ACRES OF LAND GENERALLY LOCATED ON THE SOUTH SIDE OF HARTLEE FIELD ROAD, APPROXIMATELY 580 FEET EAST OF EAST SHERMAN DRIVE IN THE CITY OF DENTON, DENTON COUNTY; 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. (Z25-0017a)

WHEREAS, Kimley Horn, on behalf of the property owner, Denton Double Down, LLC, requested to rezone approximately 4.37 acres of land from Residential Rural (RR) District to Suburban Corridor (SC) District, legally described in Exhibit "A", attached hereto and incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, on April 29, 2026, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded full and fair hearings to all property owners interested in this regard, and have recommended approval/denial (0-0) of the request; and

WHEREAS, on May 19, 2026, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards set forth in Section 2.7.2 of the Denton Development Code, and is consistent with the Denton 2040 Comprehensive Plan and the Denton Development Code; and

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

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

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

SECTION 2. The zoning district and use classification for the Property is hereby changed to Suburban Corridor (SC) District.

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

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

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

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

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

	Aye	**Nay**	**Abstain**	**Absent**
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
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 situated in the Samuel McCracken Survey, Abstract No. 817, within the ETJ of the City of Denton, Denton County, Texas and being a part of a called 10.996 acre tract of land described in Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 2024-5140, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at point for the northeast corner of said 10.996 acre tract and the northwest corner of a called 154.206 acre tract of land described in Warranty Deed to The Reed Family Living Trust, recorded in Instrument No. 2019-8860 of said Official Public Records, in the approximate centerline of Hartlee Field Road (Northing: 7145728.29, Easting: 2395280.67);

THENCE South 02°06'05" West, departing said centerline of Hartlee Field Road, with the east line of said 10.996 acre tract and the west line of said 154.206 acre tract, a distance of 562.57 feet to a point for the southeast corner of said 10.996 acre tract and the northeast corner of a called 25.4848 acre tract of land described in Special Warranty Deed to Denton Striker LLC, recorded in Instrument No. 2023-57872 of said Official Public Records and being the northeast corner of a called 9.015 acre tract of land described in City of Denton Ordinance No. 84-106;

THENCE North 89°35'37" West, with the south line of said 10.996 acre tract and the north line of said 25.4848 acre tract and the north line of said 9.015 acre tract, a distance of 484.42 feet to a point for the northwest corner of said 9.015 acre tract, in the east line of a called 196.7 acre tract of land described as "Tract 4" in City of Denton Ordinance No. 74-36;

THENCE North 29°10'13" East, departing said north line of the 25.4848 acre tract, with said east line of Tract 4, a distance of 641.47 feet to a point for corner in the north line of said 10.996 acre tract and said approximate centerline of Hartlee Field Road;

THENCE South 89°35'37" East, departing said east line of Tract 4, with said north line of the 10.996 acre tract and said approximate centerline of Hartlee Field Road, a distance of 192.38 feet to the **POINT OF BEGINNING** and containing 190,289 square feet or 4.368 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

The distance dimensions and coordinates shown are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000150630.

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 29, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by Nick Johnson and Joann Madrie to rezone approximately 3.3 acres of land from a Residential Rural (RR) zoning district to a Residential 1 (R1) zoning district. The subject site is generally located on the north side of Chinn Road, approximately 1,180 feet east of Ganzer Road in the City of Denton, Denton County, Texas. (Z26-0004, Chinn Rezoning, Ashley Ekstedt)

BACKGROUND

The applicants and property owners, Nick Johnson and Joann Madrie, have submitted an application to rezone approximately 3.3 acres of land from a Residential Rural (RR) zoning district to a Residential 1 (R1) to develop the site with a single-family residential use. The minimum lot size in RR zoning is 5 acres. Due to not meeting the minimum lot size requirement, the applicant is requesting to rezone to R1 to obtain a plat and building permits for the construction of a home. The subject property currently contains one metal structure. Otherwise, based on historic aerials, the subject property has not previously been developed.

The subject property was annexed into the City in 2010 along with several other properties in this area of the City. Following annexation, the property was assigned the placeholder zoning designation "RD-5X" under the 2002 Denton Development Code (DDC). The zoning of the property transitioned to RR with the adoption of the 2019 DDC.

The surrounding properties to the north of the subject property are zoned RR District. East and south of the subject property, the parcels are part of Non-Annexation Agreements (NAA) and are located within the City's Extraterritorial Jurisdiction (ETJ). The property to the west of the subject property is zoned RR District.

A full Staff Analysis is provided in Exhibit 2.

OPTIONS

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

RECOMMENDATION

Staff recommends **approval** of the rezoning of approximately 3.3 acres of land to a Residential 1 (R1) Zoning District as it complies with the criteria in Section 2.4.5.E of the Denton Development Code for

approval of all applications, and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
May 4, 2010	City Council	Annexation	Approved [Ordinance 2010-120]
April 23, 2019	City Council	New Zoning Code and City-wide rezoning district transition	Transitioned from RD-5X to RR District

PUBLIC OUTREACH:

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

- On April 7, 2026, a total of three (3) notices were mailed out to property owners within 200 feet of the subject property, and eight (8) postcards were mailed out to current residents within 500 feet of the subject property. As of the writing of this report, staff has received no written response to the notices.

- A notice was published on the City's website on April 8, 2026.

- A notice was published in the Denton Record Chronicle on April 12, 2026.

- One sign was posted on the subject property on April 8, 2026.

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. Applicant Narrative
4. Site Location Map
5. Future Land Use Map
6. Existing Zoning Map
7. Proposed Zoning Map
8. Table of Allowed Uses
9. Notification Map
10. Draft Ordinance

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner

Planning Staff Analysis
Z26-0004 / Chinn Rezoning
City Council District #2

REQUEST:
Rezoning of approximately 3.3 acres of land to a Residential 1 (R1) Zoning District.

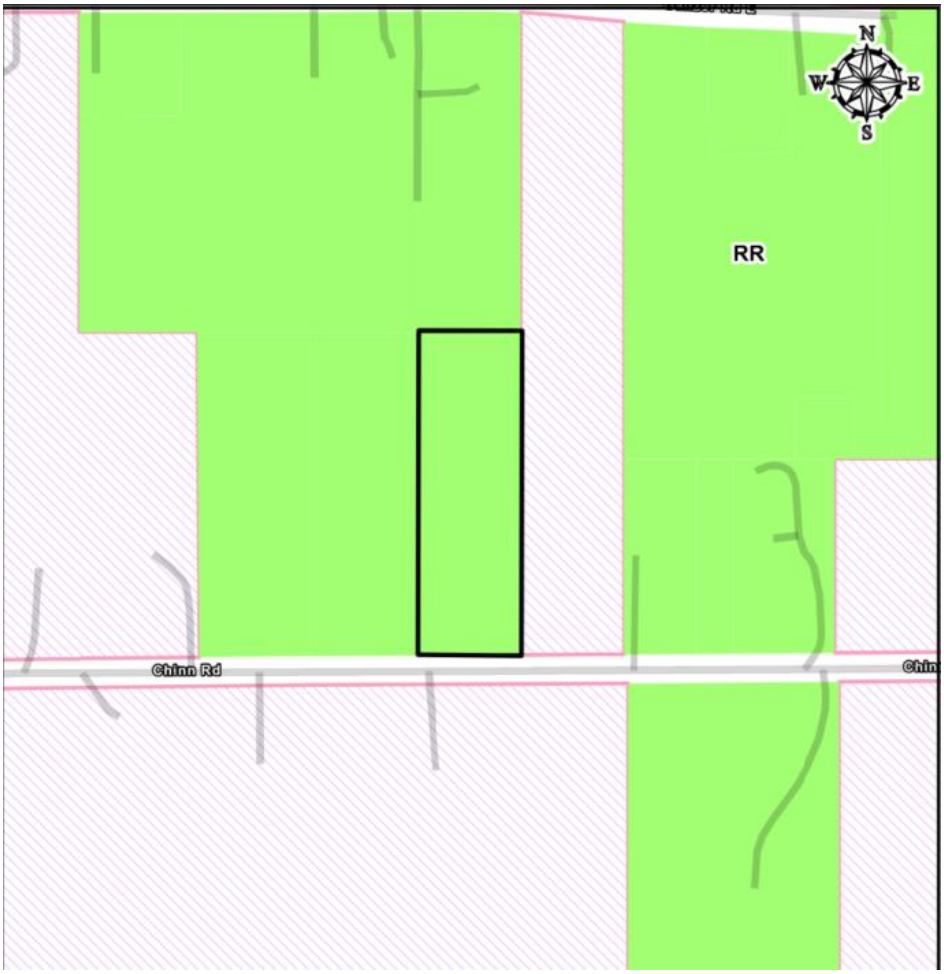
STAFF RECOMMENDATION:
Staff recommends **approval** of the rezoning of approximately 3.3 acres of land to a Residential 1 (R1) Zoning District as it complies with the criteria in Section 2.4.5.E of the Denton Development Code for approval of all applications, and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

SITE DATA:
The subject property is currently undeveloped, and the property does not meet the minimum lot size of 5 acres required in Rural Residential (RR) zoning. Due to not meeting the minimum lot size requirement, the applicant is requesting to rezone to R1 to obtain a plat and building permits for the construction of a home. The subject property currently contains one metal structure. Otherwise, based on historic aerials, the subject property has not previously been developed. According to DCAD, the subject property has been in the current configuration since at least the 1980's.

The subject property was annexed into the City in 2010 along with several other properties in this area of the City. Following annexation, the property was assigned the placeholder zoning designation "RD-5X" (Rural Residential) under the 2002 Denton Development Code (DDC), which also had a minimum required lot size of 5 acres. The zoning of the property transitioned to RR with the adoption of the 2019 DDC. Surrounding development along Chinn Road is consistent with the large-lot residential pattern typically found in peripheral areas of the City.

The subject property is on the north side of Chinn Road, a residential street.

SURROUNDING ZONING AND USES:



Northwest: Zoning: Residential Rural (RR) Use: Single-family	North: Zoning: Residential Rural (RR) Use: Single-family	Northeast: Zoning: Extraterritorial Jurisdiction/Non-Annexation Agreement Use: Single-family
West: Zoning: Residential Rural (RR) Use: Single-family	**SUBJECT PROPERTY**	East: Zoning: Extraterritorial Jurisdiction/Non-Annexation Agreement Use: Undeveloped
Southwest: Extraterritorial Jurisdiction/Non-Annexation Agreement Use: Single-family	South: Zoning: Extraterritorial Jurisdiction/Non-Annexation Agreement Use: Single-family	Southeast: Zoning: Extraterritorial Jurisdiction/Non-Annexation Agreement Use: Undeveloped

CONSIDERATIONS:

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

1. *General Criteria*

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

The review criteria were applied as required.

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

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

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

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

2. *Prior Approvals*

On May 4, 2010, City Council approved an ordinance annexing the subject property into the City Limits. The property was automatically assigned the placeholder zoning designation of Rural Residential (RD-5X) which transitioned to Rural Residential (RR) with the adoption of the 2019 Denton Development Code.

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

The decision–making authority:

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

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

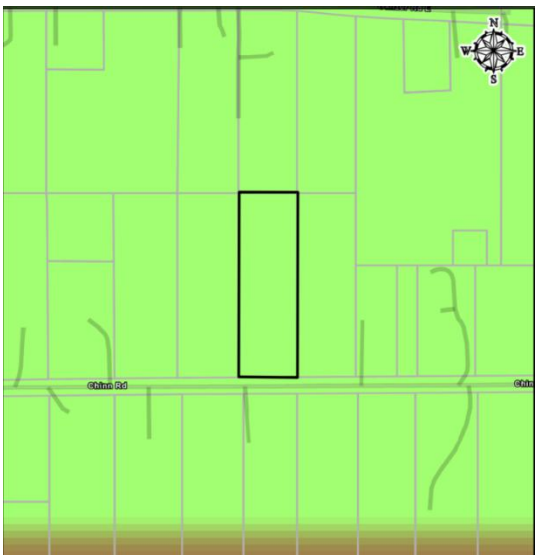
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in the Comprehensive Plan.

[continued on next page]

Future Land Use

Per the Future Land Use Map in the Comprehensive Plan, the subject property is designated as Agriculture (see image below and provided as Exhibit 5). The description for the Future Land Use designation is provided below:

This category denotes areas that have large tracts of land in active agriculture uses for preservation, including ranchland, field crops, and other similar agricultural uses. This may also include rural commercial uses, alternative energy generation, and accessory structures to support agricultural uses and uses that support agritourism. This category may include large lot residential (a maximum of one unit per ten acres). This land use may allow lots as small as one acre under the gross density provision to allow for conservation development which clusters smaller lots while permanently protecting scenic rural open space (through conservation easements). Residential development in this future land use category will continue the present character of the rural and agricultural areas of Denton with low-profile homes of no greater than two stories, generous lots and setbacks, and materials that complement the natural surroundings and ranch heritage.



While the proposed R1 Zoning District allows for smaller lot sizes (32,000 square feet), the lot size of the subject property is consistent with other parcels in the vicinity. Additionally, a minimum lot size of 2 acres is required when a property contains both a water well and septic system. Water and sewer utilities are not available in this area, which would limit the further subdivision of this land beyond the current 3.3-acre parcel. The applicant intends to construct one single-family home on the subject property, which is consistent with the surrounding area. The proposed request is consistent with the goals, policies, and actions of the Comprehensive Plan and with the Future Land Use Designation of Agricultural.

4. *Compliance with this DDC*

   a. *The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.*

      This request is for a rezoning of the subject property. All subsequent development on this site will comply with applicable standards in the DDC, including, but not limited to, minimum lot size and dimensions, building coverage, access, parking, tree preservation, and landscaping.

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

      Typically, a rezoning to one of the DDC's established districts does not include a full review of all development standards. If the proposed rezoning is approved, a detailed review of all required plat, tree preservation plans, and building permit submittals is required prior to development.

5. *Compliance with Other Applicable Regulations*

   This proposed rezoning complies with all other applicable regulations.

6. *Consistent with Interlocal and Development Agreements*

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

7. *Minimizes Adverse Environmental Impacts*

   There are no environmentally sensitive areas (ESA) on the subject property. Any development of the subject property would be subject to the City's standards for tree preservation, stormwater, and landscaping to ensure environmental impacts are minimized.

8. *Minimizes Adverse Impacts on surrounding Property*

   The proposed rezoning is consistent with the surrounding zoning and development pattern because while there is not adjacent R1 zoning, the lot size and uses permitted in R1 are compatible with the development pattern in the area. Many of the properties which front Chinn Road are zoned RR District, with multiple parcels subject to non-annexation agreements (NAAs) that obligate the landowner to following the RR District standards. The existing land use pattern along Chinn Road includes residential uses and limited agricultural uses. This development pattern is expected and encouraged on the periphery of the City.

   The proposed rezoning would allow for the development of a single-family detached dwelling that would be complimentary to the area, by maintaining the primarily rural scenic character through the development of a single-family residence on a large lot.

9. *Minimizes Adverse Fiscal Impacts*

   This proposed rezoning is not anticipated to create adverse fiscal impacts as it is located adjacent to an existing roadway and the property is an appropriate lot size to be served by on-site septic and water well, consistent with the surrounding development pattern and uses.

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

    This proposed rezoning will not affect utilities, services, or improvements. When the site is developed, it will be reviewed to ensure compliance with all applicable standards.

a. Provides Adequate Road Systems

The subject property has frontage on Chinn Road, an existing rural residential street.

b. Provides Adequate Public Services and Facilities

The proposed rezoning is not anticipated to negatively impact public services and facilities.

13. *Rational Phasing Plan*

    This proposed rezoning does not have a phasing plan.

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

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

      As discussed in 3.b above, the proposed zoning of R1 District is consistent with the Denton 2040 Comprehensive Plan and will permit the development of compatible uses at a scale which corresponds to the existing development pattern.

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

      There is no small area plan approved for this site.

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

      Pursuant to Section 3.5.2A of the Denton Development Code:

      Per Section 3.2.2A, "The R1 District is intended to preserve existing single-family neighborhoods and to ensure that any new development promotes conservation of scenic rural open space and is compatible with existing land uses, patterns, and design standards. The R1 district can be used as a transitional district between rural development and large lot residential neighborhoods."

The requested R1 District is consistent with the purpose statement, allowing for the development of a single-family detached dwelling that conserves rural open space. Additionally, the R1 District would not introduce new uses or patterns to the area.

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

There have not been significant changes in the area to warrant a zoning change. The current property is zoned RR District; however, to meet dimensional standards of the current Denton Development Code, the RR District requires a minimum lot area of 5 acres. The subject property is approximately 3.3 acres thus not meeting the minimum area requirement per the existing RR zoning district thereby prohibiting development of the property, hence this rezoning request.

Rezoning to an R1 District would be consistent with the current and future zoning pattern and surrounding land uses, by providing the opportunity to build a single-family detached dwelling that promotes conservation of scenic rural open space and is compatible with existing land uses, patterns, and design standards, meeting the policies and goals of the Denton 2040 Comprehensive Plan.

Additionally, it is important to note that the rezoning would not introduce new uses to the area. There are residential uses and zoning surrounding the subject property.

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

Transportation

The scope includes the proposed future development of a single-family detached dwelling. The property has access from Chinn Road. Therefore, the proposed future development is not expected to create significant adverse impacts to current transportation levels in the surrounding area and/or neighborhood.

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

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

Schools
The proposed development of a single-family detached dwelling would be expected to generate approximately one student based on Denton ISD's student generation formulas.

Parks
The subject property is located approximately 3.5 miles from North Lakes Park. This distance does not meet the Park Department's goal of a 10-minute walk to a park.

Water and Wastewater
Public water and public wastewater service is not available. The subject property can be served by on-site septic and water well.

Nearest Fire Station
The subject property is approximately 3.5 miles from Denton Fire Station 5 (2230 Windsor Drive), which is inside the eight minutes or less response time boundary.

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

There was not an error in the assignment of the current zoning district, which transitioned from the placeholder designation of RD-5X assigned to this property and many others in the area following their annexation into the City in 2010. The RD-5X designation required the same 5-acre minimum lot size as the current RR District. However, to meet current standards of the Denton Development Code, the property must be rezoned to a district with a smaller minimum lot size to allow the property to be platted for a single-family detached dwelling to be constructed in the future. Therefore, the existing RR District is no longer appropriate, and the R1 District dimensional and development standards are consistent with the surrounding area.

Parcel 37468 Johnson/Madrie plan

3.3 ac generally located North of Chinn Rd. and East of

Ganzer Rd. Parcel 37468

Will be building a single story house roughly 2500 to 3300 sq feet.,

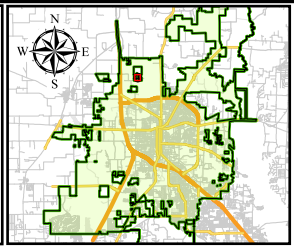
Building a shop around 30 by 60. Shop will not be used as a dwelling unit.

Need to install a water well and septic system to support the house.

Eventually, will demo the existing shop due to age and wear of that building.

Z26-0004
Aerial_Site_Location

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



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CITY OF DENTON
Development Services · GIS
Date: 4/2/2026

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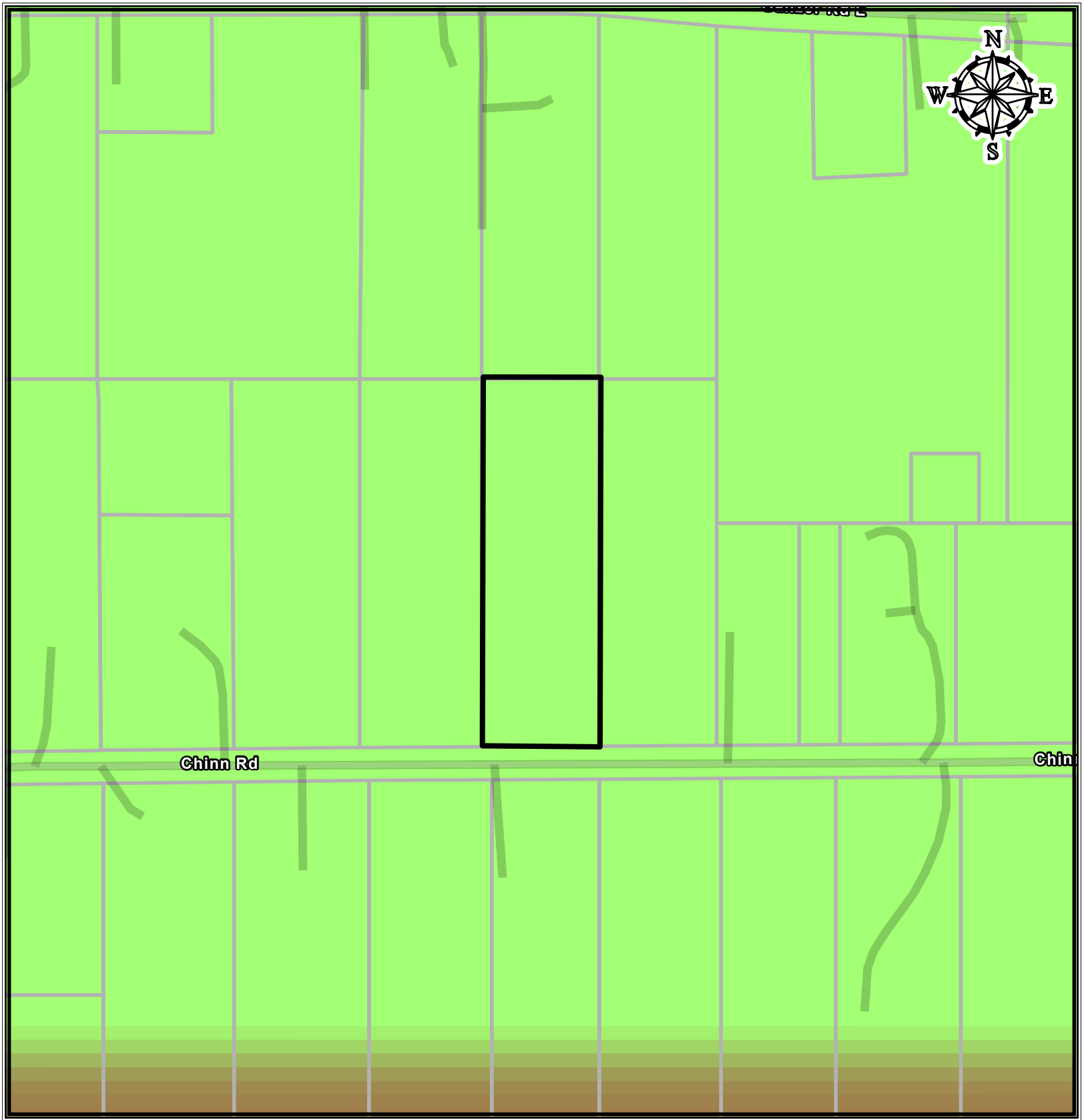
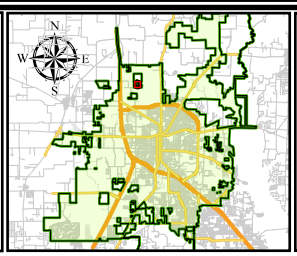
Z26-0004
Future Land Use Map



Future Land Use 2040

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



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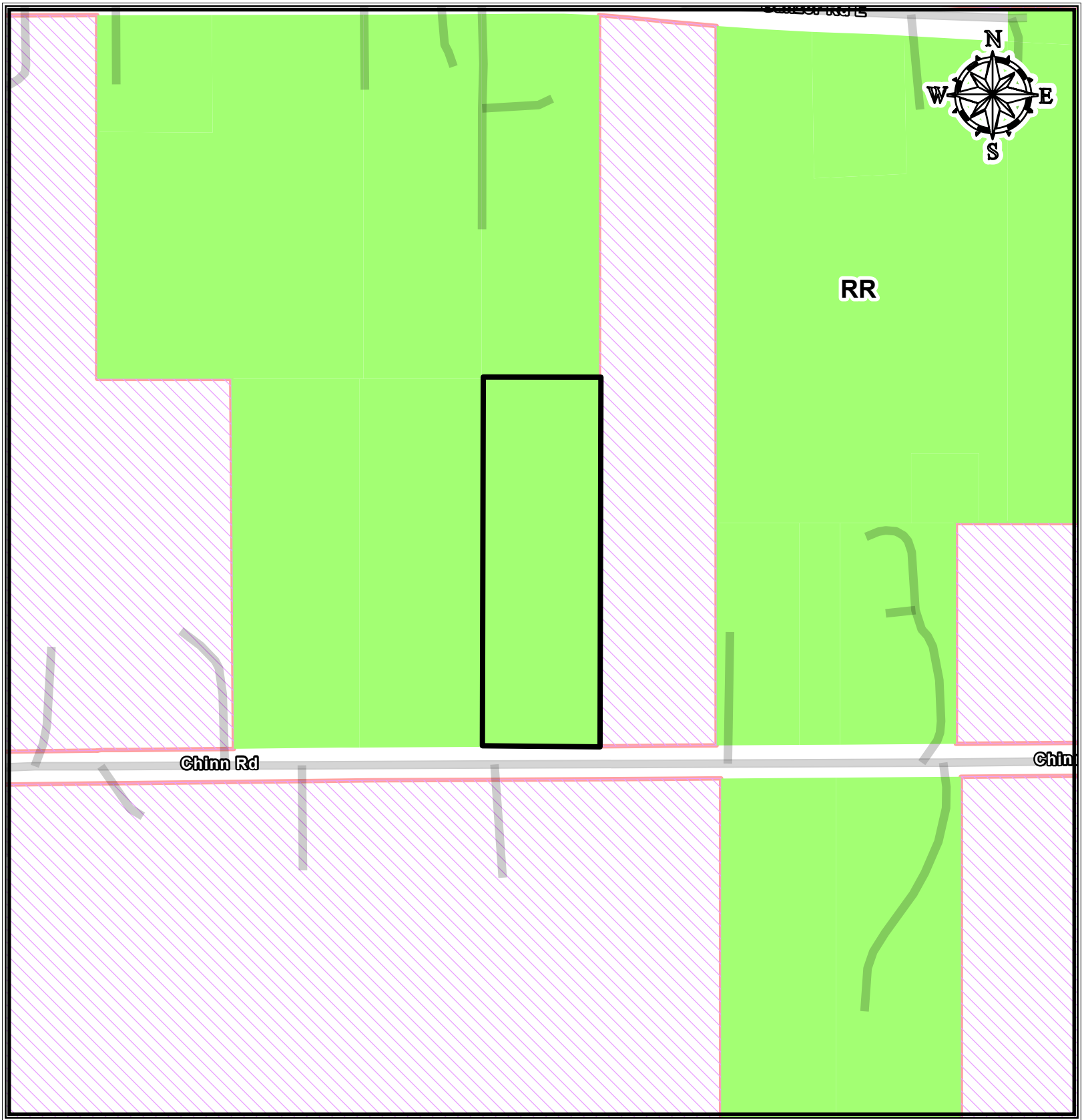
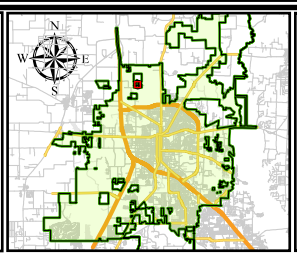
Z26-0004
Current Zoning Map



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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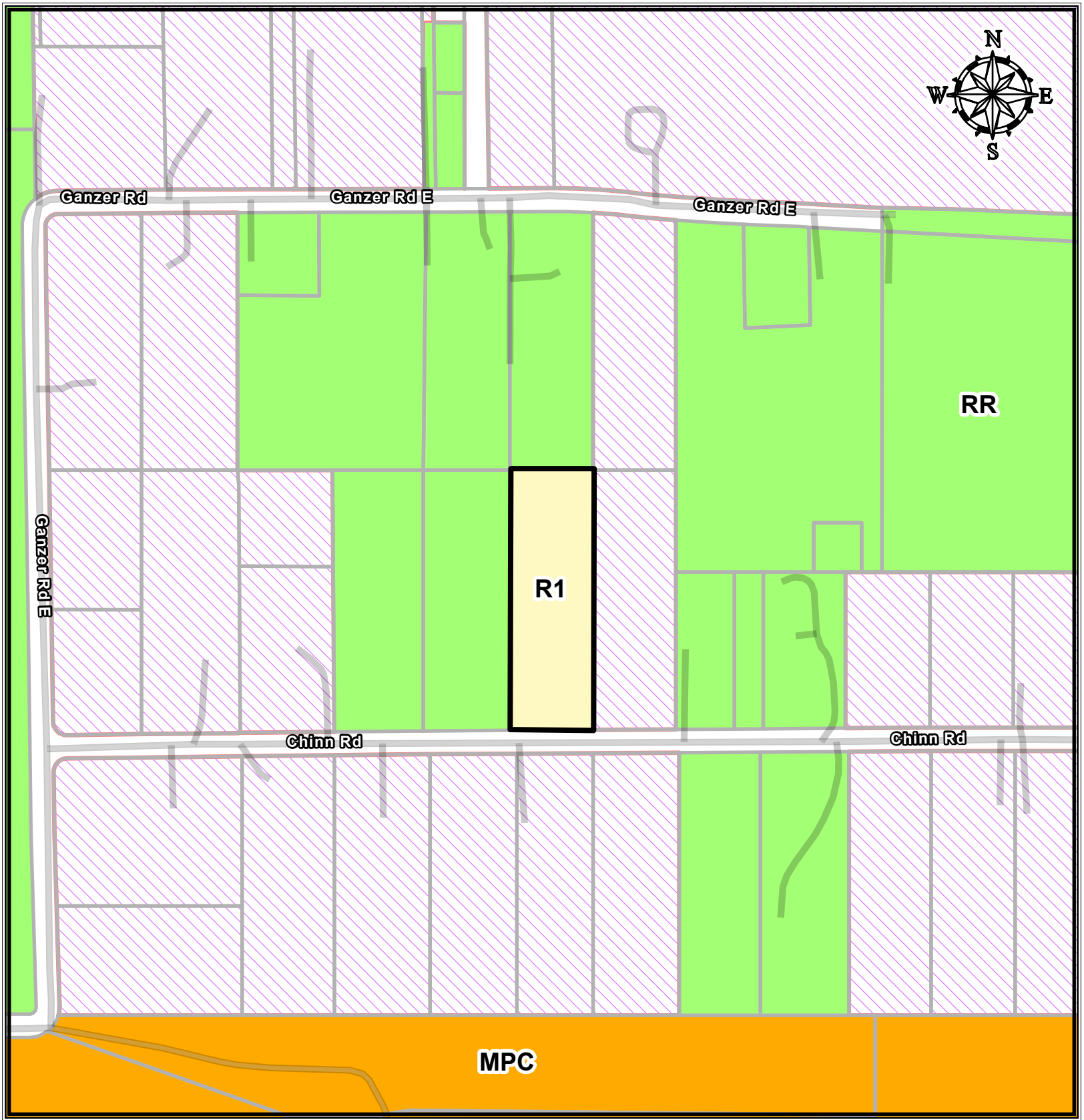
Z26-0004
Proposed Zoning Map



Current Zoning

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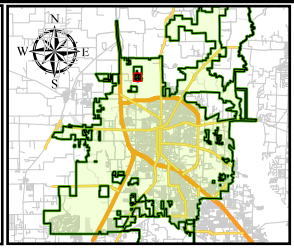
- Z26-0004
- COD
- ETJ
- ETJ 2
- NAA 8/1/20
- NAA 8/1/40



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Date: 4/8/2026

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Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Residential Uses																	
HOUSEHOLD LIVING																	
Single-Family Detached Dwelling	P+	P+	P+	P+	P+	P+	P+	P+									5.3.3A
Townhome					S+	P+	P+	P+	P+	P+							5.3.3B
Duplex					S+	P+	P+	P+	P+	P+							5.3.3C
Triplex						P+	P+	P+	P+	P+							5.3.3C
Fourplex						P+	P+	P+	P+	P+							5.3.3C
Multifamily Dwelling							S+	P+	P+	P+	S+	S+	S+				5.3.3D
Tiny Home Development	Subject to approval of a planned development (PD); see 5.3.3E																
Work/Live Dwelling	P+						P+	P+	P+	P+	P+	S+	S+				5.3.3F
Manufactured Home Development (HUD Code)						S+	S+										5.3.3G
GROUP LIVING																	
Chapter House							S	S								P	
Community Home	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+							5.3.3I
Dormitory							S	S	P								
Elderly Housing						S+	S+	P+	P	P			P				5.3.3H
Group Home	S+			S+	S+	S+	S+	S+	S+	S+							5.3.3I
Public, Institutional, Religious, and Civic Uses																	
COMMUNITY AND CULTURAL FACILITIES																	
Airport, City-Owned																P	
Cemetery, City-Owned																P	
Club or Lodge	P	S	S	S	S	S	S+	P+	P	P+	P	P	P	P+	P+		5.3.4A
Community Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Day Care, Adult or Child	P	S	S	S	S	S	P	P	P	P	P	P	P	P+			5.3.4B
Funeral and Internment Facility									S	S	P	P	P	P			
Homeless Shelter	S+						S+	S+	S+	S+						P+	5.3.4C
Landfill, City-Owned																P	
Park, Playground, Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.4D
EDUCATIONAL FACILITIES																	
Business or Trade School								P+	P+	P+	P+	P	P	P	P		5.3.4E
College or University									P	P			P				
School, Private	P	S	S	S	S	S	S	P	P	P	P	P	P			P	
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
HEALTHCARE FACILITIES																	
Hospital Services										P+	P+	P	P				5.3.4F
Medical Clinic								S+	S+	P+	P+	P	P	P			5.3.4G
Medical Office							P+	P+	P+	P	P+	P	P	P			5.3.4H
Commercial Uses																	
AGRICULTURAL AND ANIMAL USES																	
General Agriculture	P	S+												S+	P		5.3.5A
Commercial Stable	P	S+	S+														5.3.5B
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S	S	
Kennel	P+	S+	S+								P+	P+	S+	P+	P+		5.3.5C
Urban Farm	P	S	S	S	S	S	S	P	P	P	P	P	P	P	P		
Veterinary Clinic	P	S	S					P	P+	P	P	P	P	P			5.3.5D
RECREATION AND ENTERTAINMENT																	
Amenity Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Indoor Recreation Facility	P							P	P	P	P	P	P	P			
Outdoor Recreation Facility	P	P	P	P	P	P	P	S	S	S	P	P	P	P			
RV Park	S+		S+	S+	S+	S+	S+							S+	P+		5.3.5E
FOOD AND BEVERAGE SERVICES																	
Bar, Tavern, or Lounge								S+	P	P	P	P	P	P			5.3.5F
Mobile Food Court								S+	S+	S+	S+	S+	S+	S+	S+		5.3.5G
Private Club	P+							P+	P+	P+	P+			P+	P+		5.3.5H
Restaurant								P+	P	P	P	P	P	P			5.3.5I
Restaurant, with Drive-Through								S+	S+	P+	P+	P+	P+	P+			5.3.5J

Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
OFFICE, BUSINESS, AND PROFESSIONAL SERVICES																	
Administrative, Professional, and Government Office				S+	S+	S+	P+	P+	P+	P	P	P	P	P	P	P	5.3.5K
Bank or Financial Institution							S+	P+	P+	P	P	P	P	P			5.3.5L
Musician Studio								P+	P+	P+	P+	P+	P+	P+	P+		5.3.5M
Credit Access Business								S+	P+	P	P	P	P	P			5.3.5N
Printing, Copying, and Publishing Establishment								S	P	P	P	P	P	P	P		
PERSONAL SERVICES																	
Laundry Facility, Industrial												S	S	P	P		
Laundry Facility, Self-Service							S+	P+	P+	P+	P	P	P	P	P		5.3.5O
Personal Service, General								P	P	P	P	P	P	P			
Tattoo and Body Piercing Parlor								P+	P+	P+	P+	P+					5.3.5P
RETAIL SALES																	
Building Materials and Supply Store											S	P		P	P		
General Retail Unless Otherwise Specified, Less than 5,000 Square Feet							S+	P	P	P	P	P	P	P	P	P	5.3.5Q
General Retail Unless Otherwise Specified, Between 5,000 Square Feet and 15,000 Square Feet								P	P	P	P	P	P	P	P		
General Retail Unless Otherwise Specified, More than 15,000 Square Feet								S	S	P	P	P	P	P+	P+		5.3.5R
Smoke Shop									P	P	P	P					
LODGING FACILITIES																	
Bed and Breakfast	P+				S+	S+	S+	P+	P+	P+	P+						5.3.5S
Boarding or Rooming House								S	P	P	P						
Hotel								P	P	P	P	P	P	P			
Motel										P	P	P	P	P			
Short-Term Rental	P+	P+	P+	P+	P+	P+	P+	P+									5.3.5T
VEHICLES AND EQUIPMENT																	
Auto Wash										P	P	P	P	P	P		
Automotive Fuel Sales								S+	S+	P+	P+	P+	P+	P+	P+		5.3.5U
Automotive Repair Shop, Major										P+	P+	P+	S+	P+	P+		5.3.5V
Automotive Repair Shop, Minor								S+		P+	P+	P+	P+	P+	P+		5.3.5W

Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

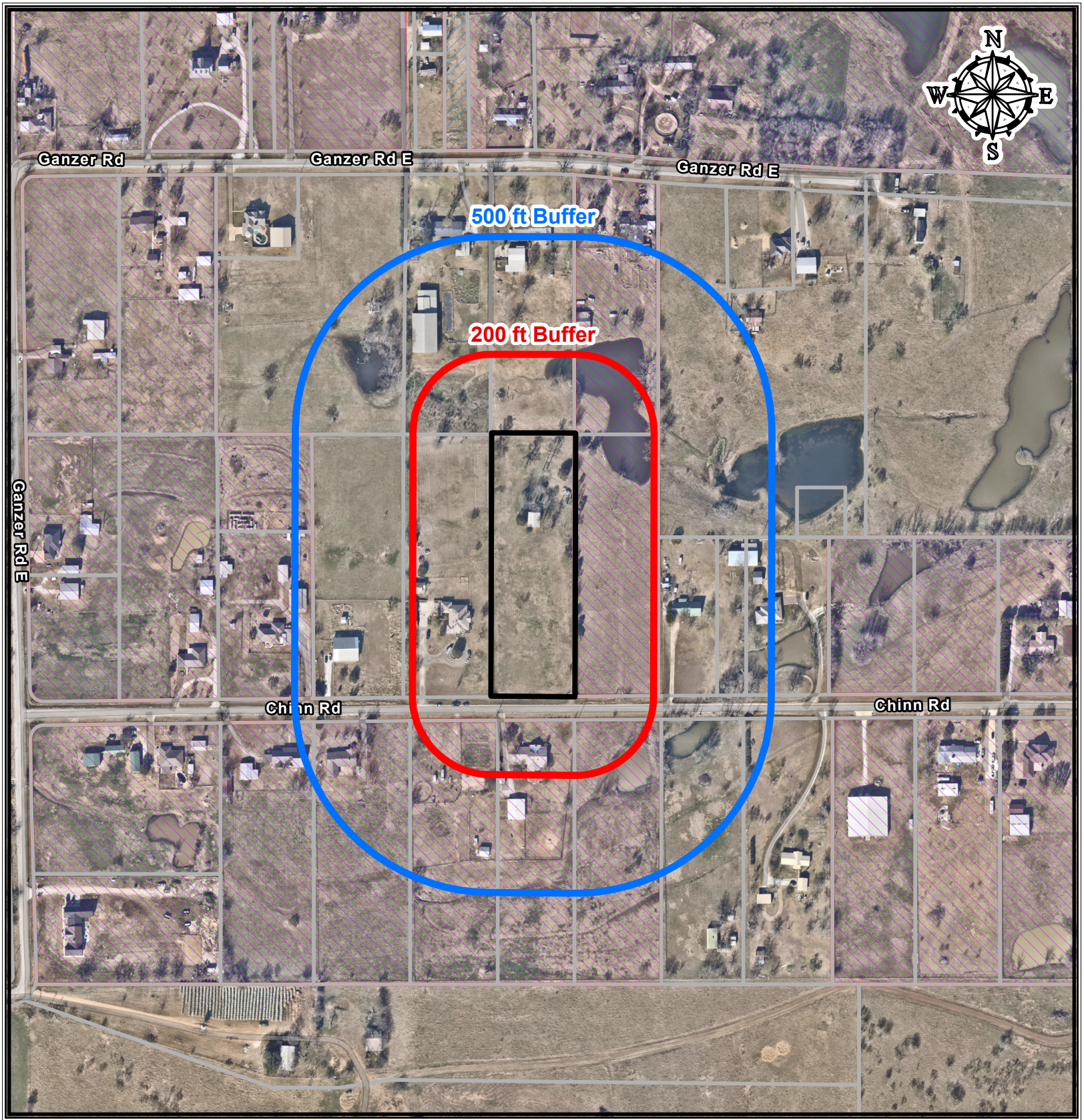
	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Automotive Sales or Leasing												P					
Automotive Wrecking Service, Impound Lot, Junkyard, and Salvage Yard														S+	P+		5.3.5X
Equipment Sales and Rental												S+		S+	P+		5.3.5Y
Parking Lot as a Principal Use									P	P	P	P	P	P	P		
Travel Plaza												P		P	P		
ADULT ENTERTAINMENT ESTABLISHMENTS																	
Sexually Oriented Business															S+		5.3.5Z
Industrial Uses																	
MANUFACTURING AND PROCESSING																	
Craft Alcohol Production								S	P+	P+	P+	P	P	P	P		5.3.6A
Feedlot, Slaughterhouse, or Packaging Plant	S														S		
Food Processing, Less than 2,500 Square Feet								P+	P+	P+	P+	P+	P+	P+	P+		5.3.6B
Food Processing, More than 2,500 Square Feet								S+	S+	P+	P+	P+	P+	P+	P+		5.3.6C
Gas Well	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	Subchapter 6: *Gas Wells*
Manufacturing, Artisan								P+	P+	P	P	P	P	P	P		5.3.6D
Manufacturing, Low-Impact									S+	P+	P+	P+	P+	P	P		5.3.6E
Manufacturing, Medium-Impact													S	S	P		
Manufacturing, High-Impact															S		
Commercial Incinerator, Transfer Station															S		
Data Center, Modular														S+	S+	S+	5.3.6I
Data Center, Warehouse										S+	S+	S+	P+	P+	P+	P+	5.3.6J
STORAGE AND WAREHOUSING																	
Outdoor Storage														S+	S+	S+	5.3.6F
Self-Service Storage								S+	S+	S+	P+	S+	P+	P+	P+		5.3.6G
Storage of Hazardous Materials															S		
Warehouse and Wholesale Facility										S+	S+	P	P	P	P		5.3.6H
Public and Semi-Public Utility Uses																	
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Power Stations, Electric Substations, Interchanges, and Switch Stations	P+							P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.7A

Table 5.2-A: Table of Allowed Uses

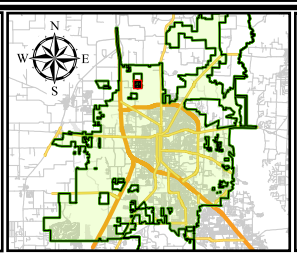
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Solar Collector as Principal Use	S+												S+	S+	S+	P+	5.3.7B
Wind Energy Conversion System (WECS)															S+	S+	5.3.7C
Wireless Telecommunications	See Section 5.6: *Wireless Telecommunications Facilities*																
Accessory Uses																	
Accessory Dwelling Unit	P+	P+	P+	P+	P+	P+	P+	P+									5.4.4A
Donation Box																	5.4.4B
Home Occupation	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+						5.4.4C
Outdoor Storage, Accessory												P+	P+	P+	P+	P+	5.4.4D
Sale of Produce and Plants Raised on Premises	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4E
Solar Collector, (Ground- or Building-Mounted)	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4F
Wind Energy Conversion System (WECS), Small (Ground-Mounted)	P+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	P+	P+	P+	5.4.4G
Wind Energy Conversion System (WECS), Small (Building-Mounted)	P+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	P+	P+	P+	0
Temporary Uses																	
Temporary Storage Containers and Other Portable Storage Units	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6A
Concrete or Asphalt Batching Plant, Temporary	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6B
Farmer's Market or Open-Air Market								P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4
Field or Construction Office	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6C
Seasonal Sales								P+	P+	P+	P+	P+	P+	P+	P+		5.5.4
Special Event								P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4
Portable Wireless Telecommunications Facility	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4

Z26-0004
Notification Map



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



0 100 200 400 Feet

CITY OF DENTON
Development Services · GIS
Date: 4/2/2026

"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."

CITY OF DENTON

DEPARTMENT OF DEVELOPMENT SERVICES

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

PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. Z26-0004

Date of Planning and Zoning Commission Meeting: April 29, 2026

I hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property subject to Project Name/Number CHINN Rezoning / Z26-0004, located at 2199 Chinn Rd Denton TX 76207

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

Posting of said signs was accomplished on April 8, 2026. Said signs have been posted in a manner that provides an unobstructed view and allows clear reading from the public right(s)of-way along Chinn Rd.

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

Executed this the April 1 day of 08, 2026

JoAnn Madrie

Signature of Applicant or Authorized Representative for Project No.

JoAnn Madrie

Printed Name of Applicant or Authorized Representative for Project No.

STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this April 8th, 2026 day personally appeared (printed owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 8th day of April, 2026.

Christina Sebastian

Notary Signature (seal)

CHRISTINA LYNNE SEBASTIAN
Notary ID #126747555
My Commission Expires
February 12, 2029

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

STAFF USE ONLY:

Date/Time submitted: April 9, 2026 1:04 PM Verified by: Ashley Ekstedt

DENTON
Notice of Public Hearing
Project Number: PZ26-0004
Project Name: Chinn Rezoning
Request: Re-Zoning
For more info:

Notice of Public Hearing

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A CHANGE IN THE ZONING DISTRICT AND USE CLASSIFICATION FROM A RESIDENTAL RURAL (RR) DISTRICT TO A RESIDENTIAL 1 (R1) DISTRICT ON APPROXIMATELY 3.3 ACRES OF LAND GENERALLY LOCATED ON THE NORTH SIDE OF CHINN ROAD, APPROXIMATELY 1,180 FEET EAST OF GANZER ROAD IN THE CITY OF DENTON, DENTON COUNTY; 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. (Z26-0004a)

WHEREAS, Nick Johnson and Joann Madrie requested to rezone approximately 3.3 acres of land from Residential Rural (RR) District to Residential 1 (R1) District, legally described in Exhibit "A", attached hereto and incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, on April 29, 2026, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded full and fair hearings to all property owners interested in this regard, and have recommended approval/denial (0-0) of the request; and

WHEREAS, on May 19, 2026, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards set forth in Section 2.7.2 of the Denton Development Code, and is consistent with the Denton 2040 Comprehensive Plan and the Denton Development Code; and

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

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

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

SECTION 2. The zoning district and use classification for the Property is hereby changed to Residential 1 (R1) District.

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

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

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

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

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

	Aye	**Nay**	**Abstain**	**Absent**
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
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 all that certain tract of land situated in the J. McNeil Survey, Abstract Number 1150, Denton County, Texas and being all of a tract of land described in the deed from Bobby R. Mitchell and wife, Virginia Corine Mitchell to William Scott Rowe and wife, Keena Ann Rowe as recorded in Volume 2142, Page 866 of the Real Property Records of said County; the subject tract being more particularly described as follows:

BEGINNING at a capped iron rod stamped "KAZ set in the North line of Chinn Road for the Southeast corner of said Rowe tract and the Southwest corner of a tract of land described in the deed to Derek Hook and wife, Cindy Hook as recorded in Document Number 2009-80411 of said Records from which a 1/2" square tube found for the Southeast corner thereof bears South 89 degrees 17 minutes 09 seconds East a distance of 213.84 feet;

Thence North 89 degrees 28 minutes 02 seconds West with the South line of said Rowe tract and the North line of said Road a distance of 214.01 feet to a capped iron rod stamped "KAZ" set for the Southwest corner thereof and the Southeast corner of a tract of land described in the deed to Gene A. Gohlke and wife, Judith C. Gohlke as recorded in Document Number 2001 -47679 of said Records;

Thence North 00 degrees 08 minutes 24 seconds East with said common line along and near a fence a distance of 670.20 feet to a capped iron stamped "KAZ" set for the Northeast corner of said Gohlke tract, the Southeast corner of a tract of land described in the deed to Laura Mauelshagen and Chris Considine as recorded in Document Number 2013-17484 of said Records, the Southwest corner of a tract of land described in the deed to Gordon G. Smith as recorded in Document Number 98-R0066783 of said Records and the Northwest corner of said Rowe tract;

Thence South 89 degrees 56 minutes 35 seconds East with said common line along and near a fence a distance of 214.01 feet to a 5/8" iron rod found for the Southeast corner of said Smith tract and the Northeast corner of said Rowe tract and in the West line of said Hook tract;

Thence South 00 degrees 08 minutes 24 seconds West with said common line along and near a fence a distance of 671.98 feet to the PLACE OF BEGINNING and enclosing 3.30 acres of land more or less.

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 29, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, Non-Typical Properties, LLC to rezone approximately 0.786 acres from Residential 7 (R7) zoning district to Overlay Planned Development with a Mixed-Use Neighborhood (PD-MN) base zoning district. The subject site is generally located at the northwest corner of the intersection of Jagoe Street and Scripture Street in the City of Denton, Denton County, Texas. (PD26-0001a, 1716 Scripture US Aviation Development Overlay, Sean Jacobson)

BACKGROUND

The applicant, McAdams, on behalf of the owner, Non-Typical Properties, LLC, is requesting to rezone approximately 0.7667 acres from Residential 7 (R7) zoning district to Overlay Planned Development with a Mixed-Use Neighborhood (PD-MN) base zoning district for the purpose of reusing existing structures onsite for commercial uses. The subject lot is located at the intersection of two collectors, Scripture Street and Jagoe/Malone Street, which form a small commercial node, surrounded by neighborhood-serving non-residential uses, in the midst of a larger mixed-use, mixed-density neighborhood. The Future Land Use Map (FLUM) designation of the subject property, as well as most of land around the intersection, is Neighborhood Mixed-Use, and the proposed rezoning would bring this property into more direct alignment with the underlying FLUM designation, as well as with its MN-zoned neighbors across Malone Street to the east and across Jagoe and Scripture Streets to the southeast. While the uses permitted in both R7 and MN Districts are similar (see Exhibit 7), the rezoning would give this property greater freedom to contribute to the continued development of a range of small-scale commercial uses around this intersection.

The original purpose of the proposed Overlay PD was to enable a trade school use – specifically, an aviation training school - to move into the existing 7,950 square foot building. R7 did not permit the Business/Trade School use, but MN would. The overlay was proposed to maintain the existing residential use permissions under R7, primarily ensuring the additional scrutiny of a Specific Use Permit (SUP) is applied to any proposed conversion of the commercial property to a multifamily use. However, during the rezoning process, after the zoning change request was already on the March 18, 2026 P&Z agenda, the aviation training school chose to move forward with a different location. Since the request was in progress, the owner chose to proceed, and the purpose of the Overlay PD is now to create the opportunity for a greater variety of commercial uses to develop on the subject lot and encourage reuse of the existing building. Because staff review of the project was based on the range of permitted uses, and not just on the potential aviation training use, staff supported the continuation of the rezoning request (see Exhibit 2 for detailed analysis).

The proposed PD-MN zoning would provide the subject lot with a similar range of uses to its MN-zoned neighbors. The Overlay PD aspect of the zoning, per DDC 2.7.3C.1.a, is intended to "ensure the proposed rezoning and subsequent development are compatible with surrounding neighborhoods or less intensive uses." An Overlay PD can make only limited changes to the development standards for a property – it can adjust the range of permitted uses, add use specific standards, and make certain adjustments to site design and dimensional standards. Unlike a standard PD, it is not intended to mandate the exact use or layout of a site – simply to address specific concerns about compatibility. In this case, because the subject lot is immediately adjacent to multiple single-family homes, as opposed to the MN-zoned properties on the other sides of the intersection, the Overlay PD stipulates that a Multifamily use on the subject lot would require a Specific Use Permit. This maintains the additional protective scrutiny of the public hearing process which is in place today under the current R7 zoning. The proposed amendment to the Denton Development Code (DDC) (i.e. the PD regulations) is outlined in Exhibit 6 and summarized in the table below. For any standard not specified in the PD regulations, the DDC would apply.

DDC Standard	MN District	Proposed PD Regulations	Difference
Permitted Uses (DDC Subchapter 5)	The MN Zoning district permits a variety of residential and commercial land uses by right and with a Specific Use Permit as outlined in DDC Subchapter 5 and provided in Exhibit 7.	The following use shall be allowed only with approval of a SUP: • Multifamily Dwelling	Requires an SUP for a land use otherwise allowable by right in the MN District.

A full Staff Analysis is provided in Exhibit 2.

OPTIONS

1. Recommend Approval
2. Recommend Denial
3. Postpone Item.

RECOMMENDATION

Staff recommends approval of the request as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.3.E of the DDC for approval of a Planned Development

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

April 10, 2019	Planning and Zoning Commission	City initiated city-wide rezoning from NRMU to R7	Recommended approval
April 23, 2019	City Council	City initiated city-wide rezoning from NRMU to R7	Approved
March 18, 2026	Planning and Zoning Commission	Request for rezoning from R7 to Overlay PD-MN	Postpone to a date certain of April 29, 2026

PUBLIC OUTREACH:

Twenty-six (26) notices were sent to property owners within 200 feet of the subject property, and 136 postcards were mailed to current residents within 500 feet of the subject property. Based on the City's notification policy and state law, these notices were mailed to property owners and residents within the City limits. As of the writing of this report, no responses have been received.

A notice was published in the Denton Record Chronicle on February 28, 2026.

A notice was published on the City's website on February 25, 2026.

Two signs were posted on the property on April 10, 2026.

The applicant has held two neighborhood meetings for the proposed project on February 26, 2026 and April 14, 2026. There were no residents in attendance at the first meeting and, therefore, no notes. One resident attended the second meeting. The resident asked a question about the original intent of applying for the PD and then, after finding out that no physical changes to the site were planned at this time, asked if residents would be notified if there was a request for a Specific Use Permit for an expanded building in the future. After receiving applicant's responses, the resident expressed no objection to the proposed Planned Development. See full meeting notes in Exhibit 8.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Existing Zoning Map
5. Future Land Use Map
6. Development Standards
7. Comparison of Allowed Uses
8. Public Notice and Engagement
9. Draft Ordinance
10. LLC Members List

Respectfully submitted:
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Planning Director

Prepared by:
Sean Jacobson
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Planning Staff Analysis
PD26-0001/1716 Scripture US Aviation
City Council District #3

REQUEST:
Request to rezone approximately 0.786 acres from the Residential 7 (R7) district to an Overlay Planned Development – Mixed-Use Neighborhood (PD-MN) District.

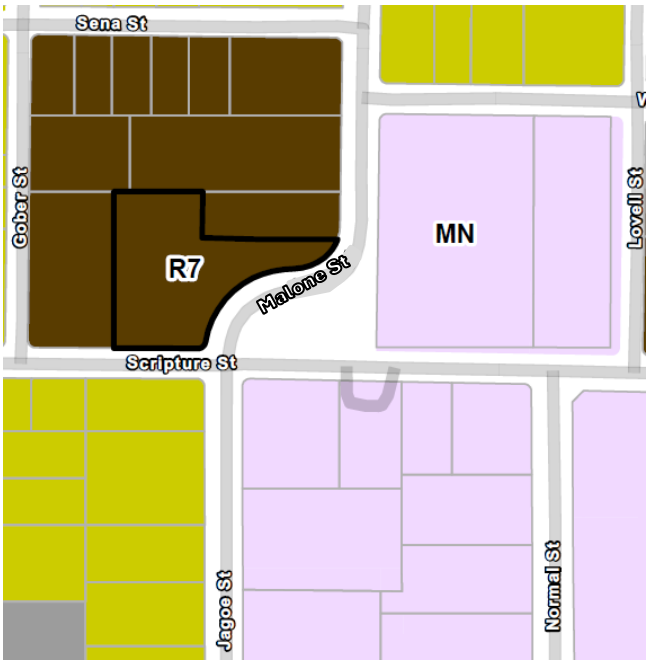
SITE DATA:
The 0.786-acre subject site is located on the north side of Scripture Street, at the northwest corner of Scripture Street and Jagoe/Malone Street. Under the 2002 Denton Development Code (DDC), the subject property was zoned NRMU-12. Per the 2019 Denton Development Code, Appendix B: Zoning District Transition Table, properties with this zoning designations were to transition to the Residential 7 (R7) district after the Code's effective date of October 1, 2019, and the subject site transitioned accordingly.

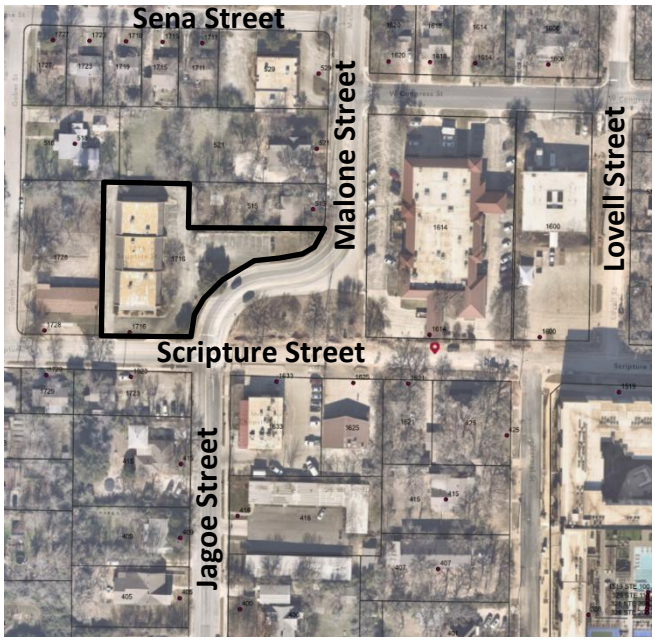
The lot is currently developed with a structure that was most recently occupied by an Office use associated with the University of North Texas. According to Denton County Appraisal District records the structure is approximately 7,950 square feet and was built in 1977.

The subject property has frontage on two roadways, Scripture Street and Jagoe/Malone Street. South of Scripture Street the intersecting roadway is named Jagoe Street, and north of Scripture Street it is named Malone Street. Both streets are city-owned roadways classified as Collectors. The subject property has approximately 120 feet of frontage along Scripture Street and approximately 120 feet of frontage along Malone Street.

SURROUNDING ZONING AND USES:
Surrounding land uses and zoning are detailed in the table and shown in the inset maps below. An aerial map and zoning map are also provided as Exhibits 3 and 4, respectively.

Northwest: Zoning: Residential 7 (R7) Use: Single-Family Residential	North: Zoning: Residential 7 (R7) Use: Single-Family Residential	Northeast: Zoning: Residential 7 (R7) Use: Single-Family Residential
West: Zoning: Residential 7 (R7) Use: Office	**SUBJECT SITE**	East: Zoning: Mixed-Use Neighborhood (MN) Uses: Medical Office and Professional Office across Malone Street right-of-way.
Southwest: Zoning: Residential 3 (R3) Use: Single-Family Residential across Scripture Street right-of-way.	South: Zoning: Residential 3 (R3) Use: Vacant Lot across Scripture Street right-of-way.	Southeast: Zoning: Mixed-Use Neighborhood (MN Use: Restaurant across Jagoe/Malone Street and Scripture Street rights-of-way.





CONSIDERATIONS:

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

1. *General Criteria*

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

   b. *The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.*
   Section 2.7.3.D of the DDC applies to this rezoning to PD Overlay request. An analysis of this request per those criteria can be found below in Consideration B.

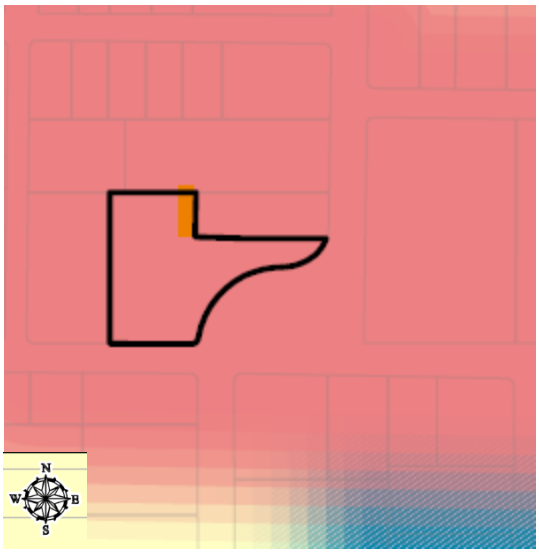
   c. *If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5 through 2.9 controls.*
   There are no conflicts between the general criteria and the criteria specific for rezoning to PD Overlay requests.

2. *Prior Approvals*
   There have been no prior approvals associated with this request.

3. *Consistent with the Comprehensive Plan and Other Applicable Plans*
   The decision–making authority:
   a. *Shall weigh competing goals, policies, and strategies.*

   The proposed Planned Development Overlay is consistent with the goals, policies, and actions of the Comprehensive Plan and with the Future Land Use Designation of

Neighborhood Mixed-Use (see inset map below and in Exhibit 5), including the goals and actions listed below:



GOAL LU-1: Grow Compactly: Achieve sound, sustainable growth in compact development patterns with balanced land uses planned in coordination with transportation and infrastructure systems.
Given the location of the property along two Collector roadways surrounded by existing development, rezoning the property to allow a broader range of commercial uses to occupy the existing building or redevelop the site should contribute to a compact, sustainable growth pattern in this area.

GOAL LU-3: Grow our Assets: Maintain and Strengthen Neighborhoods, Commercial, and Employment Areas.
The proposed rezoning to PD-MN helps to strengthen an existing commercial area centered on the intersection of Scripture Street and Malone/Jagoe Street by increasing the permitted uses on an existing, developed commercial site, reducing the risk of the building becoming obsolete and underutilized, and creating the conditions for new and creative uses of the site, while maintaining the current SUP limitation on the potentially more disruptive multifamily use.

GOAL FEV-5: Design a fiscally advantageous land use pattern paired with fiscally responsible infrastructure management and investment.
This proposed PD is intended to facilitate reuse and possible future redevelopment of an infill site located at the intersection of two Collector roadways with adequate infrastructure already in place to serve this site. Infill development that does not require infrastructure to be extended is consistent with the fiscal goals of the Comprehensive Plan.

OAK GATEWAY AREA PLAN: The Oak Gateway plan, which City Council accepted by resolution on January 15, 2019, includes the subject property and identifies it as part of the plan's "Sub Area 1." The plan's recommendations for Sub Area 1 included:

- "Create more businesses along Scripture Street (between Gober Street and Ponder Avenue) that are walkable and in scale with the area."
- "Modify zoning where needed to encourage revitalization and reinvestment."
- "Work with property owners to revitalize the area."

This PD overlay helps to advance all of these recommendations by taking an existing commercial lot and building, located at a major intersection that already includes restaurant, retail, and office uses, and opening it up to more commercial use options and thus more ability to provide uses adapted to the changing needs of the neighborhood. This zoning change would also encourage the owner to reinvest in the property knowing that a wider range of types of businesses will now be able to occupy the property and keep it financially viable into the future.

In summary, the requested PD overlay with an MN base zoning district (PD-MN) conforms to the Denton 2040 Future Land Use Map (discussed in more detail under sub-criteria "b" below) and with goals and recommendations related to revitalizing, reusing, and redeveloping infill properties along key corridors and intersections where infrastructure is already in place. The applicant has proposed rezoning to a base district that is the same as that on two of the other three corners of the intersection, and which allows for additional commercial uses which would be appropriate in this location, while also offering the additional overlay protection for the adjacent neighbors of maintaining the current SUP requirement for any future Multifamily development that may be proposed.

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 primary Future Land Use Map (FLUM) designation for the subject property is Neighborhood Mixed-Use, but the property is also within a transition area between this designation and the related Neighborhood/University Compatibility Area designation. The Neighborhood Mixed-Use designation applies to neighborhoods or districts where the predominant use is residential, but with a mix of compatible housing types and densities along with local-serving, non-residential retail and service uses. Such use mixes are typically found in established neighborhoods in the city's core that accommodate local services.

The request is consistent with the FLUM designation of Neighborhood Mixed-Use. The Mixed-Use Neighborhood zoning designation is arguably the optimal zoning district for the Neighborhood Mixed-Use FLUM designation, and the overlay requirement of an SUP for Multifamily helps ensure that if that use is proposed, it will need to be designed in a way that is compatible with the surrounding mix of existing single-family, duplex, and low-rise multifamily residential along Scripture, Jagoe, and Malone Streets. Increasing the range of permitted commercial uses on the subject lot is also consistent with the purpose of providing "local-serving retail and service uses" that the Comprehensive Plan identifies for lots with the Neighborhood Mixed-Use FLUM designation. While the current R7 zoning prohibits or makes more difficult the development of such basic neighborhood-serving commercial uses as banks, general retail, and restaurants, rezoning to PD-MN will make all of these uses possible on this lot.

4. *Compliance with this DDC*
   a. *The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.*

   This request is for a rezoning to an Overlay PD with an MN base zoning district (PD-MN). The only modification this PD proposes to the DDC standards which are applicable to a standard MN-zoned lot is to require a SUP for Multifamily development (see Exhibit 8), rather than permitting it by right. Therefore, any future development or redevelopment on this lot is anticipated to comply with all applicable DDC standards.

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

5. *Compliance with Other Applicable Regulations*
The PD regulations document indicates that development on the subject site shall comply with all provisions of the 2019 DDC. Further, the development will be required to comply with the City's criteria manuals for roadway, utility, and drainage improvements.

6. *Consistent with Interlocal and Development Agreements*
There are no interlocal or development agreements applicable to the site.

7. *Minimizes Adverse Environmental Impacts*
While the owner has not proposed redevelopment of the site at this time, any future redevelopment of this site would be required to show compliance with all DDC regulations related to tree preservation, stormwater control, and landscaping during the review of the Zoning Compliance Plan in order to ensure environmental impacts are minimized.

8. *Minimizes Adverse Impacts on Surrounding Property*
In a number of ways, the proposed rezoning to PD-MN minimizes potential adverse impacts on surrounding property.

First, there are already MN-zoned properties, developed with uses allowed by-right in the MN zoning, on two of the other corners of this intersection, and these uses have been present for well over a decade or more. Properties zoned MN, with typical MN uses, are already part of the character of the surrounding area.

Second, as discussed under prior criteria, the proposed PD regulations require a Specific Use Permit for Multifamily, the same limitation on Multifamily development that is in place under the current R7 zoning. This PD regulation maintains the SUP as a tool which staff, the Planning and Zoning Commission, and City Council can use to minimize any potential negative impacts of future multifamily use which could be proposed for this site – including, potentially, through SUP denial.

Finally, any height increase permitted by this rezoning is limited by two sections of the DDC. First, and primarily, DDC Table 3.3-A requires an SUP for buildings between 41 feet and 65 feet in height when the lot is adjacent to a residential zoning district or a single-family residential, townhome, or duplex use. Because there are both residentially-zoned properties and single-family residences adjacent to this lot, any building over 41 feet in height would require an SUP. Secondly, DDC 7.10.6 *Building Height in Transition Area*s states that within 50 feet of the internal lot lines, maximum building height is limited to the R7 maximum height of 40 feet in height, and that between 50 feet and 100 feet from internal lot lines, maximum building height is limited to 55 feet. Overall, this means that, given the fairly narrow depth of the subject lot, over 95% of the lot is limited to either the same maximum height as it is now (40 feet), or no more than 15 feet above it (55 feet), and, additionally, that an SUP would be required for any height between 41' and 55', limiting potential negative impacts from height on surrounding property.

9. *Minimizes Adverse Fiscal Impacts*
   Adverse fiscal impacts from this rezoning are not anticipated, as the subject site is already developed with a building and the applicant has not proposed to redevelop the site at this time. Should the applicant propose to redevelop the lot in the future, following rezoning to PD-MN, the site could be developed with any of the uses allowed by the MN base zoning, as limited by the PD overlay. Any new development of the site would be subject to City of Denton impact fee requirements, minimizing potential adverse fiscal impacts.

10. *Compliance with Utility, Service, and Improvement Standards*
    This proposed rezoning would not affect utilities, services, or improvements. Subsequent review of a Zoning Compliance Plan and Civil Engineering Plans must adhere to the applicable utility requirements. There are water and sewer lines along Scripture Street, and the existing building on the site has utility connections in place that will continue to serve any new use on the property.

11. *Provides Adequate Road Systems*
    As discussed above, the subject property has frontage on Scripture Street and Malone Street, and it is currently developed with a commercial building. Rezoning the property to PD-MN is not anticipated to negatively impact surrounding properties as the primary access points will continue to be the existing driveways on Scripture Street. A Traffic Impact Analysis (TIA) is not required with a PD Overlay; however, a TIA will be required if the site is redeveloped with a use that meets the thresholds in the City's criteria manual for a TIA. Specifically, if a future redevelopment use will generate 100 peak hour trips, or 1,000 vehicle trips a day, a TIA would be required prior to approval of future development applications.

12. *Provides Adequate Public Services and Facilities*
    The proposed rezoning is not anticipated to negatively impact public services and facilities. As previously noted, utilities are available in the area to serve the site, and the site has pre-existing utility connections. Any future redevelopment applications for the subject property must establish that existing and/or planned facilities have adequate public service capacity.

13. *Rational Phasing Plan*
    The proposed rezoning does not have a phasing plan.

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

1. *Complies with the goals of the Comprehensive Plan;*
   As described in Consideration A above, the proposed rezoning meets this criterion.

2. *Complies with the goals of relevant Area Plans;*
   As described in Consideration A above, the proposed rezoning to an Overlay PD-MN helps to achieve multiple recommendations of the Oak Gateway Plan.

3. *Complies with this DDC, except where modifications are expressly authorized through the PD Regulations Document and PD Development Plan;*
   As detailed in Exhibit 8 and described in Consideration A above, the proposed rezoning meets this criterion.

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

   Although this PD Overlay limits its modifications to permitted uses, and therefore has limited impact on the qualities of development identified by this criterion, the requirement of an SUP for any Multifamily development does ensure that at least that type of use, if ever proposed here, will need to meet a higher standard in regard to its design and amenities than if it were developed by right as it could be under straight MN zoning.

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

   As stated above, the lot is currently developed with a commercial building and the property owner has indicated no intent to redevelop it with a residential use. However, should the property owner ever seek to develop a residential use on the site, this PD Overlay limits by-right residential development to the types of low-rise, lower-density uses that are more consistent with the character of the surrounding area.

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

   As detailed in Exhibit 6, the proposed PD-MN district permits the uses outlined in Exhibit 7. The proposed district would allow potential future development of a range of commercial and residential uses generally appropriate to a higher-traffic intersection surrounded by a mix of uses adjacent to moderate density residential areas. Under the PD-MN district, a wider variety of uses beneficial to the surrounding neighborhood would be permitted to be introduced in this location in the future.

7. *The provisions for public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services and parks are adequate to serve the anticipated population within the PD District.*
   This proposed PD Overlay is required to comply with utility, service, and improvement standards if and when the property redevelops. If the PD is approved, future applications will be reviewed to ensure compliance with all applicable standards.

Water and Wastewater
The building on site currently has connections to existing water and wastewater facilities.

Nearest Fire Station
The subject property is approximately 1.9 miles from Fire Station #1 (332 E Hickory St), within the eight-minute or less response time boundary.

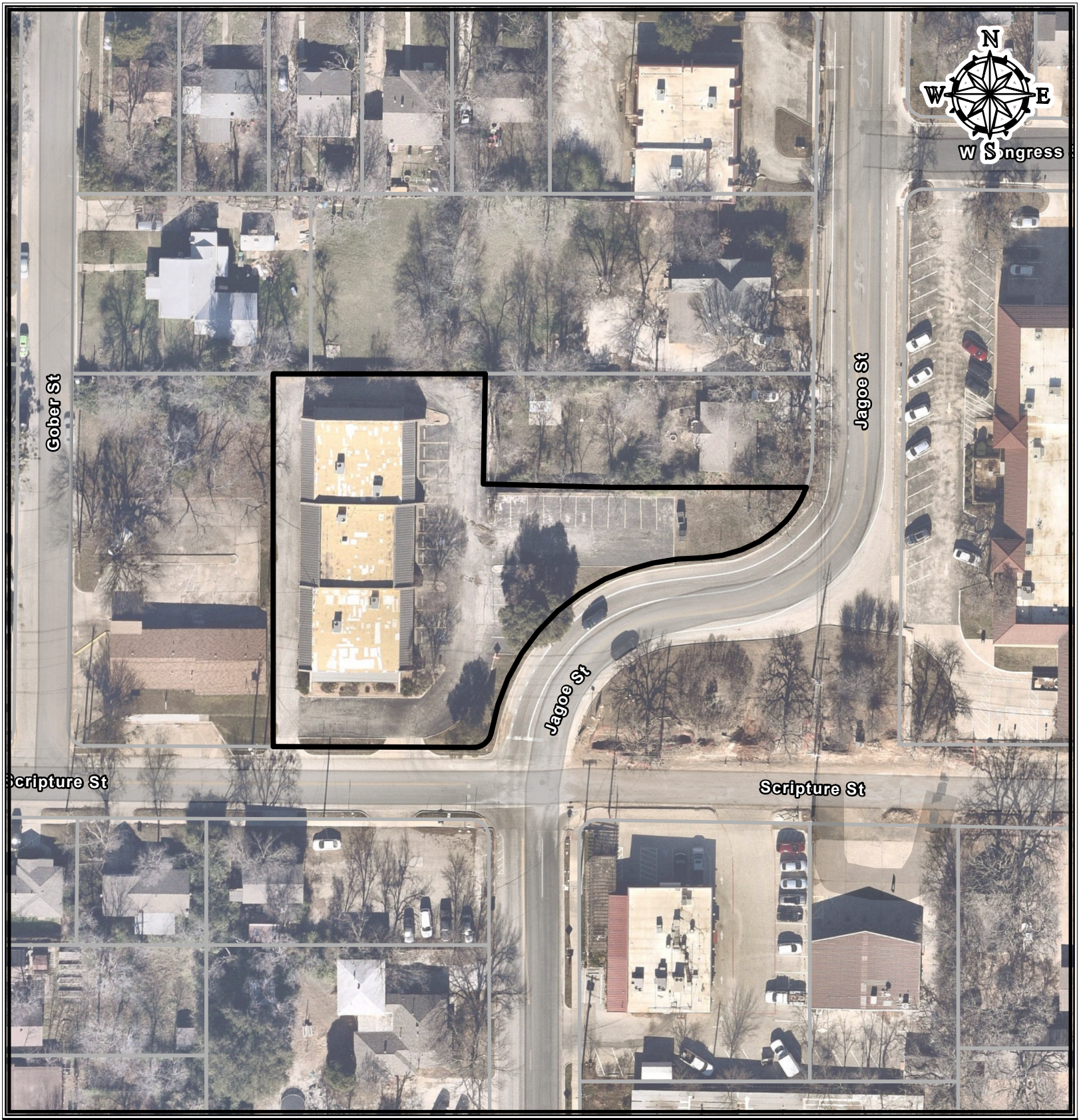
Parks
McKenna Park is an 11-minute (.5 mile) walk from the subject property.

Schools
The request is to facilitate the development of a commercial use or uses and thus is not anticipated to contribute additional students to the Newton Rayzor Elementary, Calhoun Middle School, and Denton High School districts for which it is zoned.

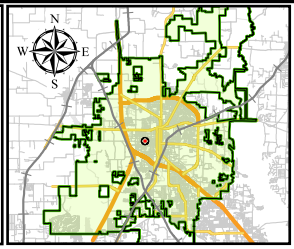
8. *The condition and/or restrictions imposed by the PD are necessary and sufficient to address any significantly adverse impacts to surrounding properties or the neighborhood.*

   As detailed in Criterion 8 above, MN base zoning is already present at this intersection and has been since 2019 without significant adverse impacts. In addition, the DDC has standard requirements, such as those discussed in A.8 above and others, that already help to limit adverse impacts of any new development adjacent to a single-family neighborhood. Therefore, the only additional restriction imposed by the Overlay PD is the requirement of an SUP for Multifamily uses. Because this use would be one of the MN-permitted uses most likely to introduce significantly greater height, residential density, and parking needs to the area, maintaining the SUP requirement present in the current R7 zoning is necessary and sufficient to limit one of the few potential significantly adverse impacts of the proposed rezoning.

PD26-0001
Aerial Site Location



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



0 20 40 80 Feet

CITY OF DENTON
Development Services · GIS
Date: 2/12/2026

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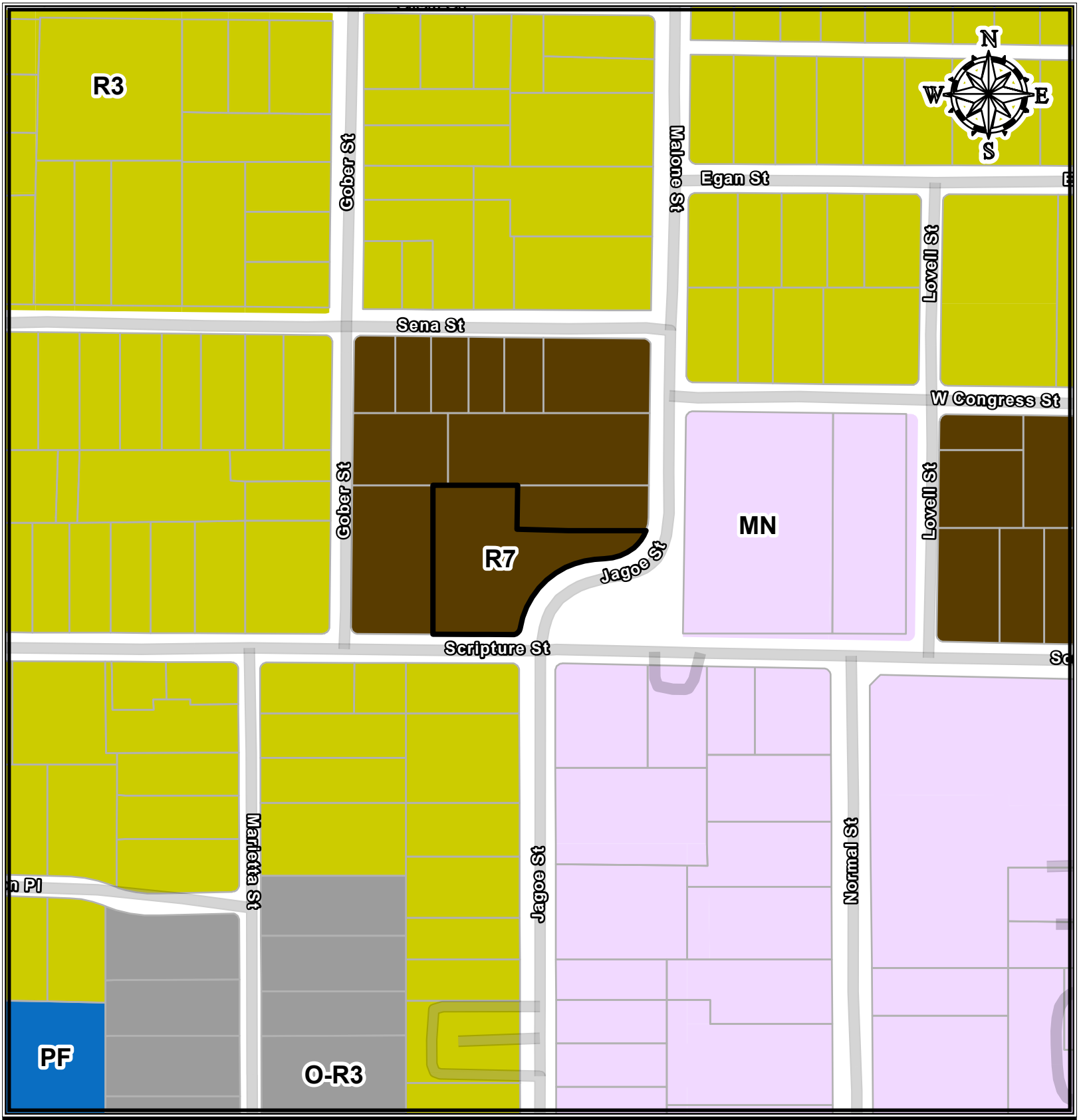
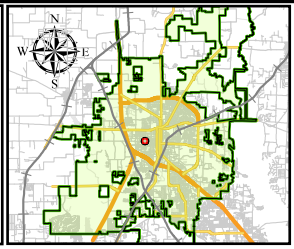
PD26-0001
Current Zoning Map



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
Development Services · GIS
Date: 2/12/2026

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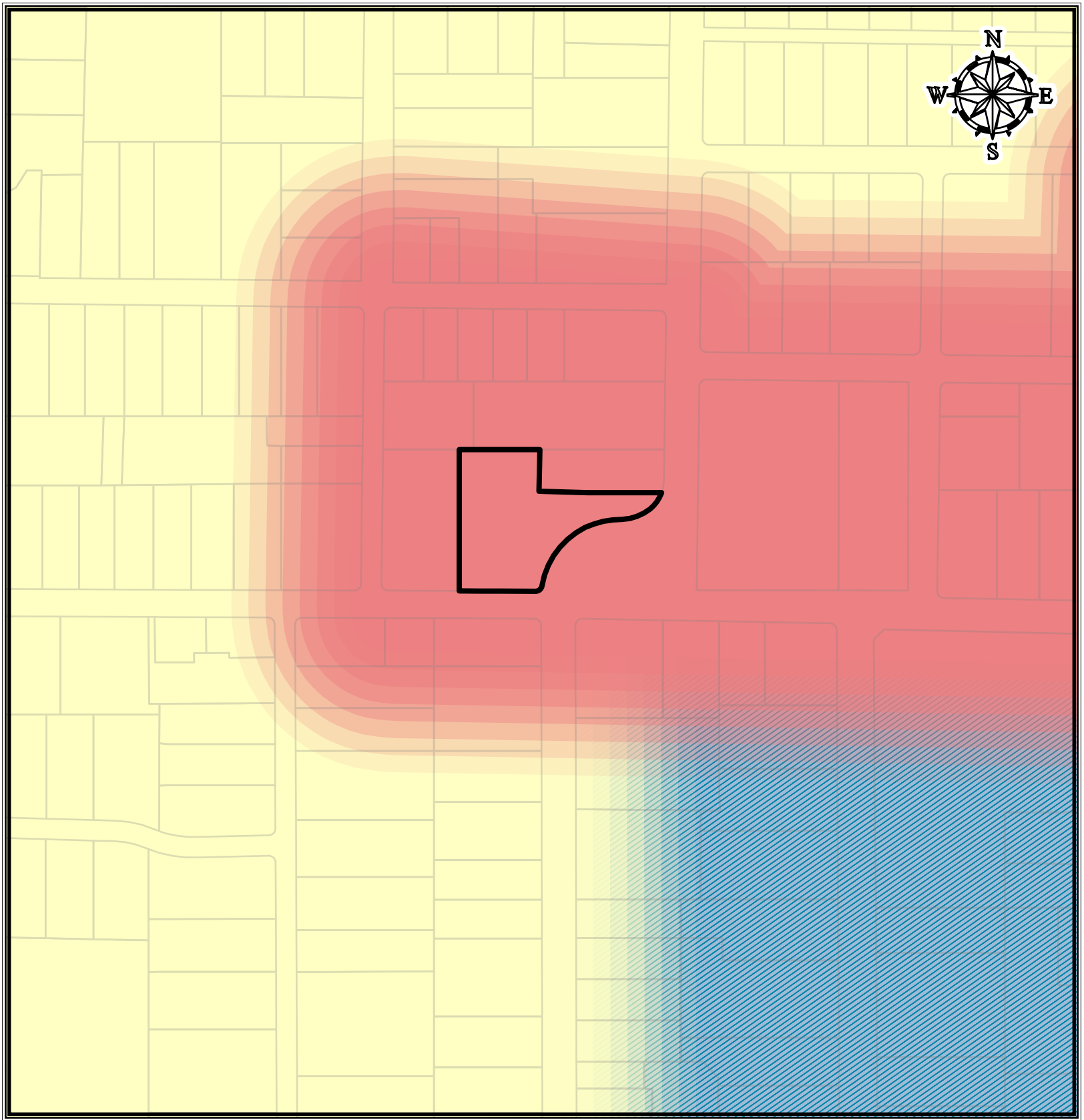
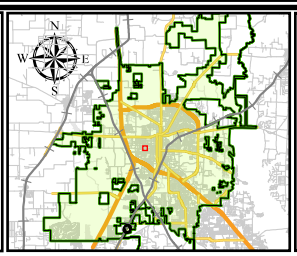
1716 Scripture St
Future Land Use Map



Future Land Use 2040

- Low Residential
- Neighborhood Mixed Use
- Neighborhood / University Compatibility Area
- 1716 Scripture Street



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CITY OF DENTON
Development Services · GIS
Date: 4/9/2026

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Exhibit B – OVERLAY PLANNED DEVELOPMENT STANDARDS
PD26-000X

PD-MN– 0.7667 acres

1716 Scripture Street
City of Denton, Denton County, Texas

SECTION 1: Purpose Statement

The regulations set forth in these development standards are for an Overlay Planned Development (PD) District as defined in Denton Development Code (DDC) Section 2.7.3C.1. The Overlay PD consists of approximately 0.7667 total acres described in Exhibit A and attached to this PD Ordinance.

The purpose of this PD is to facilitate the use of an existing 7,950 square foot building for an office and storage space.

SECTION 2: Use Regulations

Permitted land uses shall be in accordance with the mixed-use neighborhood (MN) zoning district as provided in DDC Table 5.2-A, as amended, except for the following uses, which may be permitted in this Planned Development only upon approval of a Specific Use Permit:

a. Multi-Family

SECTION 3: Development Standards and Conditions

In the event of modifications, additions, or redevelopment of the existing building, development within this PD shall comply with the Development Standards applicable to the MN zoning district as provided for in the Denton Development Code, as amended.

5.2.3 Table of Allowed Uses.

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

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

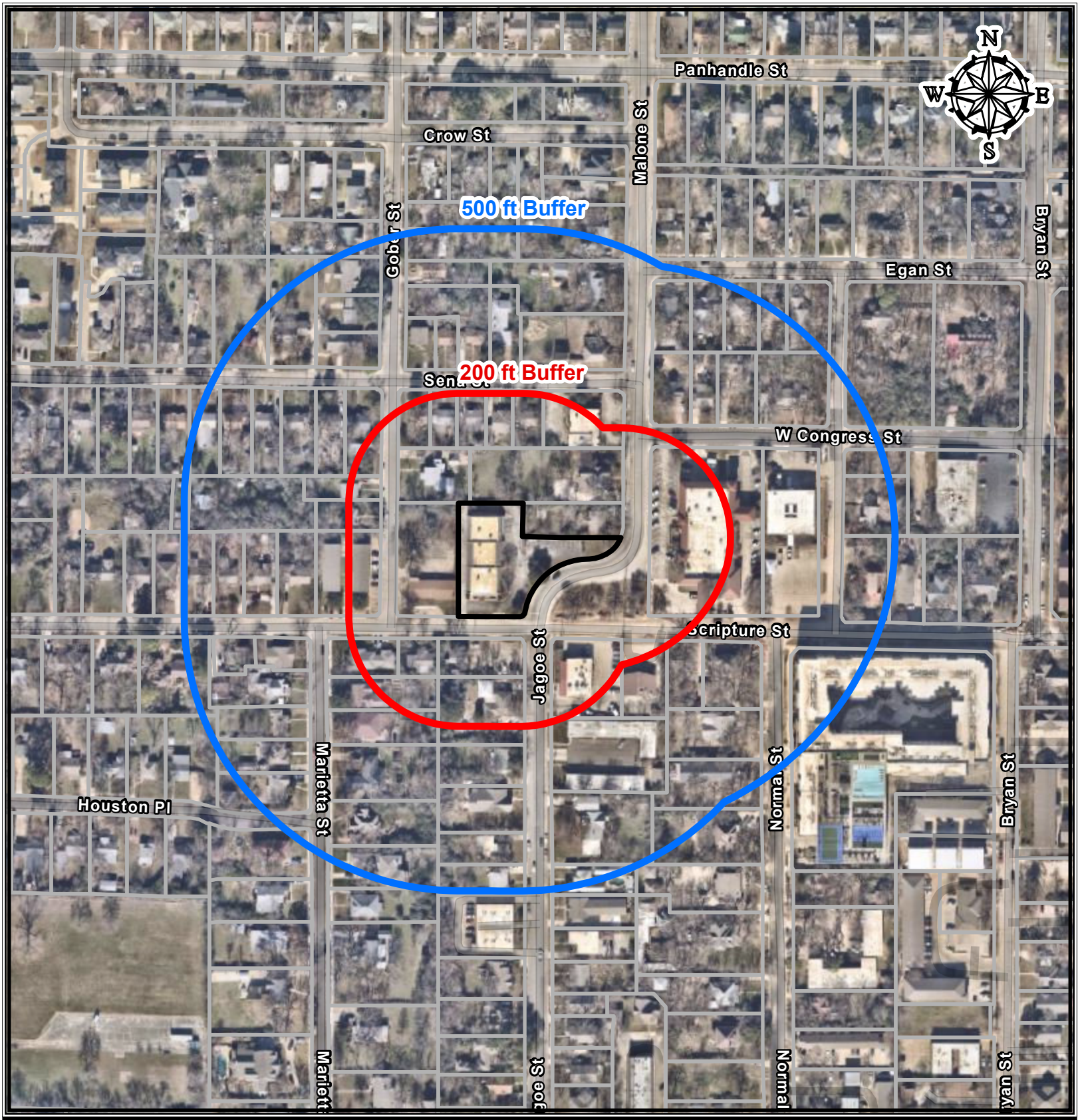
Tattoo and Body Piercing Parlor								P+	P+	P+	P+	P+	P+					5.3.5P
Retail Sales																		
Building Materials and Supply Store												S	P		P	P		
General Retail Unless Otherwise Specified, Less than 5,000 Square Feet							S+	P	P	P	P	P	P	P	P	P	P	5.3.5Q
General Retail Unless Otherwise Specified,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

Data Center, Modular															S+	S+	S+	5.3.6I
Data Center, Warehouse											S+	S+	S+	P+	P+	P+	P+	5.3.6J
Manufacturing and Processing																		
Craft Alcohol Production								S	S	P+	P+	P+	P	P	P	P		5.3.6A
Feedlot, Slaughterhouse, or Packaging Plant	S															S		
Food Processing, Less than 2,500 Square Feet								P+	P+	P+	P+	P+	P+	P+	P+	P+		5.3.6B
Food Processing, More than 2,500 Square Feet								S+	S+	S+	P+	P+	P+	P+	P+	P+		5.3.6C
Gas Well	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	Subchapter 6: Gas Wells
Manufacturing, Artisan								P+	P+	P+	P	P	P	P	P	P		5.3.6D
Manufacturing, Low-Impact										S+	P+	P+	P+	P+	P	P		5.3.6E
Manufacturing, Medium-Impact														S	S	P		
Manufacturing, High-Impact																S		
Commercial Incinerator, Transfer Station																S		
Storage and Warehousing																		
Outdoor Storage															S+	S+	S+	5.3.6F
Self-Service Storage								S+	S+	S+	S+	P+	S+	P+	P+	P+		5.3.6G
Storage of Hazardous Materials																S		
Warehouse and Wholesale Facility											S+	S+	P	P	P	P		5.3.6H
Public and Semi-Public Utility Uses																		
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Power Stations, Electric Substations, Interchanges, and Switch Stations	P+							P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.7A
Solar Collector as Principal Use	S+													S+	S+	S+	P+	5.3.7B
Wind Energy Conversion System (WECS)																S+	S+	5.3.7C
Wireless Telecommunications		See Section 5.6: Wireless Telecommunications Facilities																
Accessory Uses																		
Accessory Dwelling Unit	P+	P+	P+	P+	P+	P+	P+	P+	P+									5.4.4A

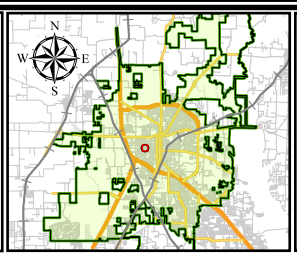
Donation Box	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4B
Home Occupation	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+						5.4.4C
Outdoor Storage, Accessory													P+	P+	P+	P+	P+	5.4.4D
Sale of Produce and Plants Raised on Premises	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4E
Solar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

(Ord. No. DCA19-0012a, § 2(Exh. A), 11-5-2019; Ord. No. DCA19-0023a, § 2(Exh. A), 1-7-2020; Ord. No. DCA19-0025a, § 2(Exh. A), 2-4-2020; Ord. No. DCA19-0027a, § 2(Exh. A), 2-4-2020; Ord. No. DCA20-0004, § 2, 10-20-2020; Ord. No. DCA22-0003a, § 2(Exh. A), 9-20-2022; Ord. No. DCA23-0010b, § 2(Exh. A), 9-19-2023; Ord. No. DCA23-0001b, § 2(Exh. A), 9-26-2023; Ord. No. DCA23-0011b, § 2(Exh. A), 12-5-2023; Ord. No. DCA24-0006a, § 2(Exh. A), 6-4-2024; Ord. No. DCA24-0009a, § 2(Exh. A), 8-20-2024; Ord. No. DCA23-0002l, § 2(Exh. A), 10-22-2024)

PD26-0001
Notification Map



Parcels Standalone



0 70 140 280 Feet

CITY OF DENTON
Development Services · GIS
Date: 2/12/2026

"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."

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

Public Hearing Notification Sign Criteria and Affidavit

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

Sign Criteria:

SIGN DESIGN

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

PLACEMENT

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

PROOF OF POSTING

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

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

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

REMOVAL OF SIGNS

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

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

CITY OF DENTON PUBLIC HEARING NOTIFICATION SIGN SPECIFICATIONS

4 Feet

4 Feet

Notice of Public Hearing

Project Number: PD26-0001

Project Name: 1716 Scripture

Request: Planned Development

For more info:

www.cityofdenton.com/ProjectInfo

Call: (940) 349-8600

File Downloads for Sign Posting

QR Code File Download

Logo File Download

DEPARTMENT OF DEVELOPMENT SERVICES

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

PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. PD26-0001

Date of Planning and Zoning Commission Meeting: April 29th, 2026

I hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property subject to Project Name/Number 1716 Scripture - PD26-0001, located at 1716 Scripture St.
Said sign(s) have been obtained through a sign contractor of choice and meet the specifications as stated in the City of Denton Public Hearing Sign Criteria Sheet.
Posting of said signs was accomplished on 4-10, 2026. Said signs have been posted in a manner that provides an unobstructed view and allows clear reading from the public right(s)of-way along Scripture Street and Jagoe Street.
Said signs will be maintained on the property throughout the entire public hearing process and will be removed within three (3) calendar days subsequent to the final decision by the approving body. I further certify that this affidavit was filed with the Planning Department of the City of Denton within the time provisions specified in the City of Denton Public Hearing Sign Criteria Sheet.

Executed this the 10th day of April, 2026.

Aimee Bissett
Signature of Applicant or Authorized Representative for Project No.

Aimee Bissett
Printed Name of Applicant or Authorized Representative for Project No.

STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this 10th day personally appeared Aimee Bissett the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 10 day of April, 2026.

Candy J. Whitaker
Notary Signature (seal)

CANDY J. WHITAKER
Notary Public, State of Texas
Comm. Expires 09-06-2027
Notary ID 129516175

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

STAFF USE ONLY:

Date/Time submitted: April 10, 2026 Verified by: Sean M. Jacobson

PD26-0001 - 1716 Scripture St. Denton TX.

Sign Photos - Locations Placed at 1716 Scripture and Jogoe St.

PD26 1716 Scripture – Neighborhood Meeting – April 14, 2026

Attendees: 1 resident

Comments:

- Resident Question: Is there a particular tenant in mind for the location?
    - Applicant Response: Yes, US Aviation was the initial reason for the change. They changed their mind, and property owner is proceeding.
- Resident Question: Would neighbors be sent notifications about any SUP to expand the building in the future?
    - Applicant Response: If a proposed expansion in the future was for a use that required an SUP, the neighbors would be notified prior to the Public Hearing.

ORDINANCE NO. _____

HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST BY MCADAMS ON BEHALF OF THE PROPERTY OWNER, NON-TYPICAL PROPERTIES, LLC TO REZONE APPROXIMATELY 0.786 ACRES FROM RESIDENTIAL 7 (R7) ZONING DISTRICT TO OVERLAY PLANNED DEVELOPMENT WITH A MIXED-USE NEIGHBORHOOD (PD-MN) BASE ZONING DISTRICT. THE SUBJECT SITE IS GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF JAGOE STREET AND SCRIPTURE STREET IN THE CITY OF DENTON, DENTON COUNTY, TEXAS. (PD26-0001a, 1716 Scripture US Aviation Development Overlay)

WHEREAS, Aimee Bissett, of McAdams Engineering, applied on behalf of the property owner, Non-Typical Properties, LLC, to rezone approximately 0.786-acres from Residential 7 (R7) District to an Overlay Planned Development Suburban Corridor (PD-MN) District, legally described and depicted in Exhibit "A" (hereinafter, the "Property"); and

WHEREAS, on April 29, 2026, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, have held due hearings and afforded full and fair hearings to all property owners interested in this regard, and have recommended _____ (#-#) of the amendment; and

WHEREAS, on May 19, 2026, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards for a zoning change to Planned Development (PD) District set forth in Section 2.7.3 of the Denton Development Code, and is consistent with the Denton 2040 Comprehensive Plan and the Denton Development Code; and

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

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

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

SECTION 2. The zoning district and use classification for the Property is hereby changed from Residential 7 (R7) District to an Overlay Planned Development Mixed-Use Neighborhood (PD-MN) District. The Development Standards for the Property are described in Exhibit "B" attached hereto and incorporated herein by reference. Development of the Property shall be in accordance with the Development Standards in Exhibit "B".

DRAFT

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

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

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

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

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

	Aye	Nay	Abstain	Absent
Gerard Hudspeth, Mayor:	_____	_____	_____	_____
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[HZ1]

0.786 - Acres
E. Puchalski Survey, Abstract No. 996,
Denton, Denton County, Texas

BEING all that certain lot, tract or parcel of land situated in the E. Puchalski Survey, Abstract Number 996 in the City of Denton, Denton County, Texas, being a part of Lots 1 and 3, Block 1 of W.W. Wright Addition, an Addition to the City of Denton, Denton County, Texas according to the Plat thereof recorded in Volume 75, Page 88, Deed Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from Lila A. Walen to Denton County Friends of The Family, Inc., recorded under Clerk's File Number 96-R0083814, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the North line of Scripture Street, a public roadway, said point being the Southeast corner of that certain tract of land conveyed by deed from James K. Dowling, et al, to Jerry L. Gage, recorded in Volume 4282, Page 1474, Real Property Records, Denton County, Texas;

THENCE North 00 degrees 19 minutes 35 seconds East, 202.63 feet with the East line of said Gage tract to a fence corner for corner in the South line of that certain tract of land conveyed by deed from Johhnie Catherine Bilyeu, et al, to Wayne D. Work and wife, Kathleen M. Work recorded under Clerk's File Number 95-R0070581, Real Property Records, Denton County, Texas;

THENCE South 89 degrees 26 minutes 20 seconds East, pass at 100 feet the Southwest corner of that certain tract of land conveyed by deed from Johnnie Wells Bilyeu, et al, to Ronald Strike, et al, recorded under Clerk's File Number 96-R0033950, Real Property Records, Denton County, Texas, a total distance of 124.68 feet with said South line of said Work and Strike tracts to a fence corner for corner, said point being the Northwest corner of that certain tract of land conveyed by deed from James O. Pannell and wife, Carol M. Pannell to Tom Larussa and wife, Donna Larussa recorded under Clerk's File Number 97-R002816, Real Property Records, Denton County, Texas;

THENCE South 00 degrees 01 minute 24 seconds East, 62.03 feet with the West line of said Larussa tract to a fence corner for corner, said point being the Southwest corner of said Larussa tract;

THENCE East, 174.23 feet with the South line at said Larussa tract to an iron rod found for corner in the West line of Malone Street, a public roadway;

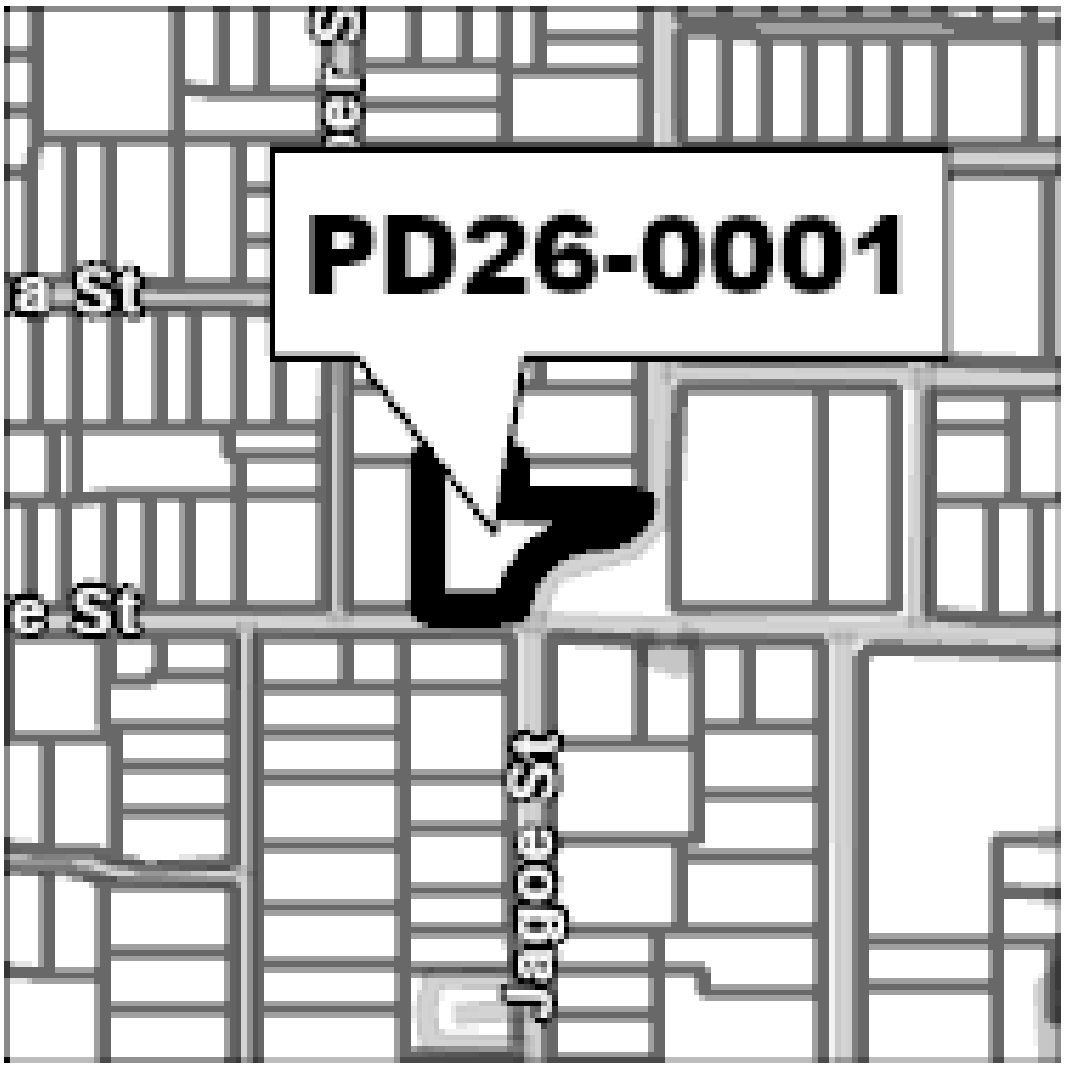
THENCE along the arc of a curve to the right having a central angle of 60 degrees 43 minutes 03 seconds, a radius of 73.53 feet, an arc length of 77.92 feet, whose chord bears South 60 degrees 01 minute 11 seconds West, 74.32 feet with said West line of said Malone Street to an iron rod found for corner;

THENCE along the arc of a curve to the left having a central angle of 78 degrees 37 minutes 36 seconds, a radius of 109.80 feet, an arc length of 15.68 feet, whose chord bears South 51 degrees 03 minutes 53 seconds West, 139.13 feet with said West line of said Malone Street to an iron rod found for corner;

THENCE South 11 degrees 45 minutes 10 seconds West, 12.96 feet with said West line of said Malone Street to an iron rod found for corner in said North line of said Scripture Street;

THENCE South 89 degrees 01 minute 44 seconds West, 124.86 feet with said North line of said Scripture Street to the PLACE OF BEGINNING and containing 0.786 acre of land, more or less.

Exhibit A



Filing Number: 802341221
Original Date of Filing: December 2, 2015
Formation Date: N/A
Tax ID: 32058955785
Duration: Perpetual

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

FEIN:

Name: Non-Typical Properties, LLC
Address: PO BOX 501
SANGER, TX 76266 USA

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

Last Update	Name	Title	Address
July 21, 2024	Chad Corbin	Managing MB	PO Box 501 Sanger, TX 76266 USA
July 21, 2024	Jeremy Fykes	Managing MB	8205 Crooked Stick Lane Argyle, TX 76226 USA

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 29, 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 a Monopole Tower over 85 feet use on approximately 0.048 acres of land, approximately located on the western corner of North Elm Street and Riney Road in the City of Denton, Denton County, Texas. (S25-0008, Bryce Van Arsdale)

BACKGROUND

The applicant, Mike Hitchcock of APC Towers, has submitted a request for a Specific Use Permit (SUP) to allow for a Monopole Tower over 85 feet, hereafter referred to as "Telecommunications Tower", use on approximately 0.048 acres of land within the Mixed-Use Neighborhood (MN) zoning district.

Telecommunications Tower as a principal use is defined in the Denton Development Code (DDC) as follows: "A self-supporting or guyed structure more than 20 feet (6 meters) in height, built primarily to support one or more telecommunications antennas." In the MN zoning district, Telecommunications Towers under 85 feet are allowed by right and Telecommunications Towers over 85 feet require the approval of a Specific Use Permit.

The proposed development, APC Towers, will consist of a 105-foot-tall monopole telecommunications tower and a small technical support building. The tower is designed for at least two individual carrier rad center installations, supporting up to 12 8-foot panel type antennas.

The subject property is currently undeveloped. West of the subject property is a multi-family development, which was approved by City Council in 2017 as part of a Specific Use Permit. The south and east of the subject property are bordered by Riney Road, while the north side of the subject lot abuts North Elm Street.

In accordance with DDC 5.6.2- Compliance with the Telecommunications Act and the Telecommunications Act of 1996, the City has the authority to determine the placement, construction, and modification of cellular telephone facilities and other personal wireless telecommunication service facilities. Additionally, cities may not "regulate the placement, construction, and modification of personal wireless service facilities on the basis of environmental or radio frequency emissions to the extent that such facilities comply with the Federal Communication Commission regulations concerning such emissions." A denial of this application shall be in writing and supported by substantial evidence.

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

OPTIONS

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

RECOMMENDATION

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

1. Development of the site shall substantially comply with the attached Site Plan and Landscape Plan. Administrative approval of changes that do not increase the size, height, and number of the Telecommunications Tower buildings and equipment, change the number of parking spaces, decrease the buffer and screening requirements, or result in a decrease of more than 5 percent in the landscape area for the whole site may be administratively approved, if such changes are permissible per the Denton Development Code. All other changes shall require a Specific Use Permit amendment in accordance with the Denton Development Code.

2. The City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, and the attached landscape plan. The attached site plan and landscape plan are incorporated as requirements of the SUP.

3. The 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
1982	City Council	Annexation	Approved
1991	City Council	Transition to Planned Development	Approved
2002	City Council	City Wide rezoning to Neighborhood Residential Mixed Used (NRMU)	Approved
2017	City Council	Specific-Use Permit	Approved
2019	City Council	City wide rezoning to Mixed-Use Neighborhood (MN)	Approved

PUBLIC OUTREACH:

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

- On April 8th, 2026, forty-seven (47) 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 responses.

- On April 8th, 2026, ninety-six (96) courtesy notices were sent to physical addresses within 500 feet of the subject property.

- A notice was published on the City's website on April 8th, 2026.

- A notice was published in the Denton Record Chronicle on April 12th, 2026.
- One neighborhood meeting was held by the applicant on September 29, 2025. Zero (0) residents attended.
- Two signs were posted on the property on April 17, 2026.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Future Land Use Map
5. Zoning Map
6. Site Plan
7. Landscape Plan
8. Notification Map
9. Draft Ordinance

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Bryce Van Arsdale
Assistant Planner

Planning Staff Analysis
S25-0008 / APC Towers
City Council District 3

REQUEST:
Specific Use Permit (SUP) to allow for a Monopole Tower over 85 feet use on approximately 0.048 acres of land, approximately located on the western corner of North Elm Street and Riney Road in the City of Denton, Denton County, Texas. (S25-0008, Bryce Van Arsdale)

APPLICANT:
Mike Hitchcock of APC Towers

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

1. Development of the site shall substantially comply with the attached Site Plan and Landscape Plan. Administrative approval of changes that do not increase the size, height and number of the Monopole Tower buildings and equipment, change the number of parking spaces, decrease the buffer and screening requirements, or result in a decrease of more than 5 percent in the landscape area for the whole site may be administratively approved, if such changes are permissible per the Denton Development Code. All other changes shall require a Specific Use Permit amendment in accordance with the Denton Development Code.

2. The City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, and the attached landscape plan. The attached site plan and landscape plan are incorporated as requirements of the SUP.

3. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

(Continued on next page)

SITE DATA:

The subject property is located on the western corner of North Elm Street and Riney Road and is currently undeveloped. The subject property contains a number of utility easements, restricting development on site. The subject property is immediately east of a 289-unit multi-family development and abuts North Elm Street to the north and Riney Road to the South and East

The subject property will provide one access point from Riney Road.

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

The subject property is zoned Mixed-Use Neighborhood (MN) District (see Exhibit 5). The area surrounding the subject property is made up of Public Facilities (PF) and Mixed-Use Neighborhood (MN) zoning districts. The surrounding lots are zoned as PF to the north and south, and MN to the east and west. A multi-family land use exists to the west of the subject property. Additionally, the University of North Texas Discovery Park is located directly to the north of the subject property and is zoned Public Facilities (PF) as further described in the table below.

(Continued on next page)

SURROUNDING ZONING AND LAND USES:

Northwest: North Elm Street right-of-way (ROW) • Zoning: Public Facilities (PF) • Use: Institutional (Discovery Park)	**North:** North Elm Street right-of-way (ROW) • Zoning: Public Facilities (PF) • Use: Institutional (Discovery Park)	**Northeast:** North Elm Street right-of-way (ROW) • Zoning: Public Facilities (PF) • Use: Institutional (Discovery Park)
West: • Zoning: Mixed-Use Neighborhood-Specific Use Permit (MN-S) • Use: Multi-Family	**SUBJECT PROPERTY**	**East:** North Elm Street right-of-way (ROW) • Zoning: Mixed-Use Neighborhood (MN) • Use: Undeveloped
Southwest: Riney Road right-of-way (ROW) • Zoning: Public Facilities (PF) • Use: Institutional (G. Roland Vela Soccer Complex)	**South:** Riney Road right-of-way (ROW) • Zoning: Public Facilities (PF) • Use: Institutional (G. Roland Vela Soccer Complex)	**Southeast:** Riney Road right-of-way (ROW) • Zoning: Public Facilities (PF) • Use: Institutional (G. Roland Vela Soccer Complex)

CONSIDERATIONS:

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

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

      The general criteria have been applied.

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

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

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

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

2. *Prior Approvals*

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

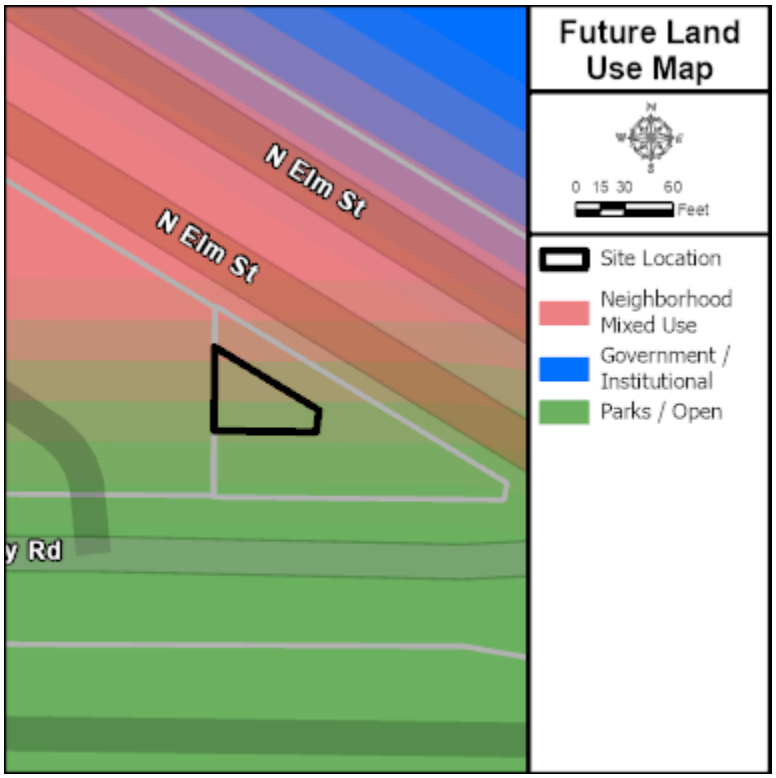
3. *Consistent with the Comprehensive Plan and Other Applicable Plans*

The decision–making authority:

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

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

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



The use and scale of the proposed Monopole Tower over 85 feet, hereafter referred to as "Telecommunications Tower" 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 exists in a transitional area between Parks/Open Space, Neighborhood Mixed Use, and Government/Industrial designations (see inset map and provided as Exhibit 4). The FLUM designates the area to the north of North Elm Street as Government/Institutional, the area south of Riney Road as Parks/Open Space, and the area directly to the west as Neighborhood Mixed Use.

The Comprehensive Plan recognizes there are several options for communication service providers in the City which provide telephone, television, cellular phone networks, and high-speed internet. The Plan also recognizes that demand for communications infrastructure will grow to meet customer demand. The proposal is consistent with the following Actions in the Comprehensive Plan:

- 9.4.1: “Ensure that communications infrastructure, including fiber optic cables, are installed proactively to keep up with demand as Denton grows”
- 9.4.2: “Install telecommunications infrastructure consistent with City ordinances and the Denton Development Code.”

The subject property is appropriately located along a Primary Arterial in a transitional area of the City between UNT’s Discovery Park, moderate density residential and athletic fields. Additionally, the nearest Telecommunications Tower use is located more than one mile to the southeast of the subject site. Telecommunications Tower is a compatible use with the surrounding area.

4. *Compliance with this DDC*

   a. *The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.*

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

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

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

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

5. *Compliance with Other Applicable Regulations*

   This proposed request complies with all other applicable regulations.

6. *Consistent with Interlocal and Development Agreements*

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

7. *Minimizes Adverse Environmental Impacts*

   The proposed Telecommunications Tower site is designed to minimize potential adverse environmental impacts in so far as it complies with applicable standards for drainage and tree preservation.

8. *Minimizes Adverse Impacts on Surrounding Property*

   The proposed use is not expected to have any adverse impact on surrounding property. The site has been designed so to reduce potential visual impact to the maximum extent possible by locating the proposed Telecommunications Tower at the northeastern corner of the subject property, located approximately 100 feet away from the nearest occupied structure. Along the base of the Telecommunications Tower, additional landscaping has been provided to screen equipment from the public right-of-way.

9. *Minimizes Adverse Fiscal Impacts*

   As a component of infrastructure, this project is not expected to generate adverse fiscal impacts to the City.

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

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

11. *Provides Adequate Road Systems*

    The subject property has approximately 75 feet of frontage along North Elm Street and 65 feet of frontage along Riney Road. The site will take access via a curb cut on Riney Road.

12. *Provides Adequate Public Services and Facilities*

    The proposed Telecommunications Tower use will not affect public services and facilities within the area.

13. *Rational Phasing Plan*

    The Telecommunications Tower use 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 Telecommunications Tower use is compatible with the surrounding area containing: a Multi-Family use and Institutional uses. The subject property's location along North Elm Street and more than one mile from the nearest similar use, ensures that this is a logical location for this use.

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

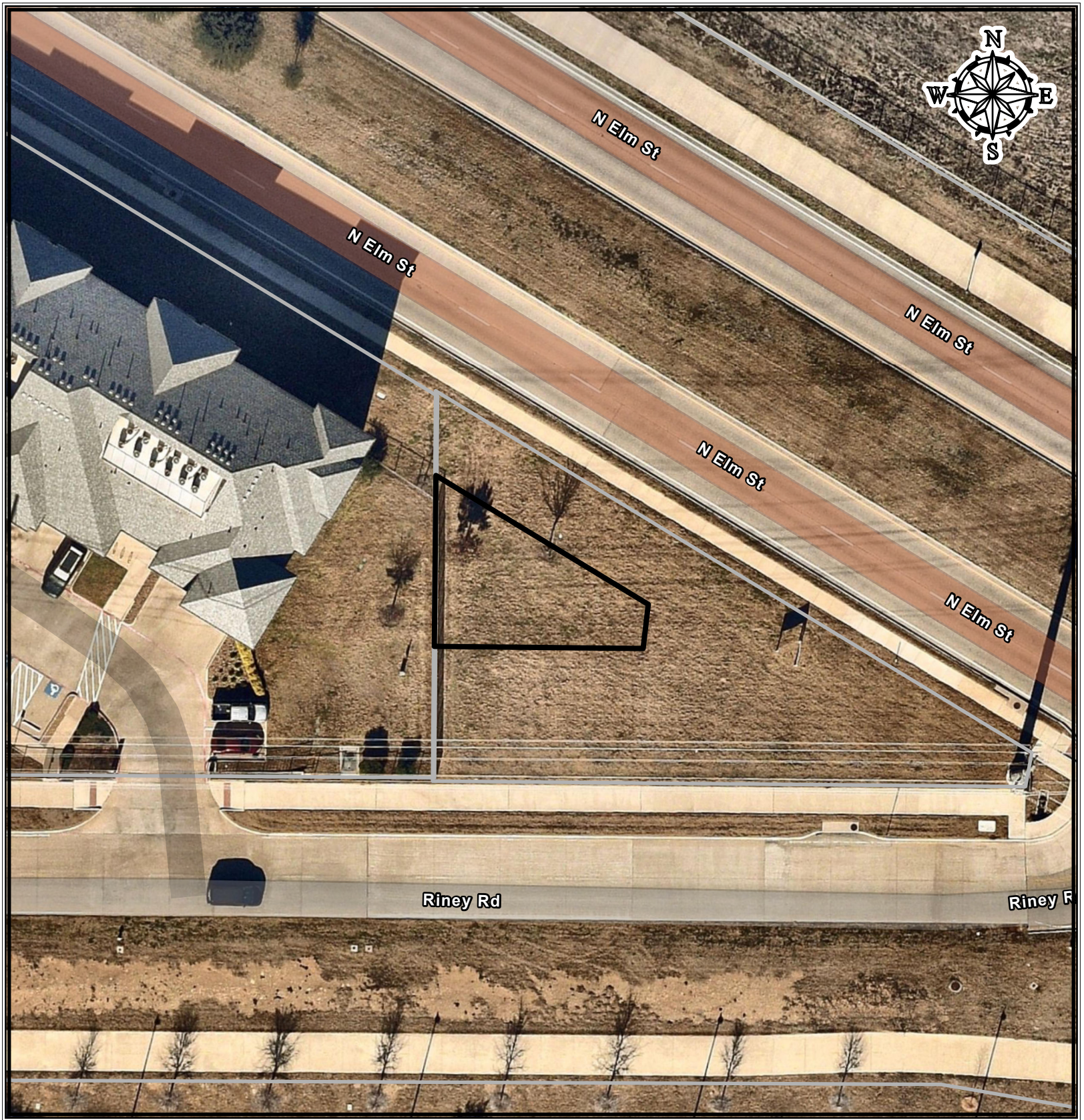
      The proposed Telecommunications Tower use is not anticipated to have negative impacts on future development of the area. The area immediately surrounding the property has largely been developed with uses that are compatible with the proposed Telecommunications Tower use. The subject property's zoning designation of Mixed-Use Neighborhood combined with adjacency to residential developments allows for a

variety of supporting uses to be proposed by right or with a Specific Use Permit. The proposed Telecommunications Tower use will serve as a supporting use for surrounding properties. The subject property is encumbered by a number of easements which vary in size, due to this burden, typical development on the site will be difficult to achieve. The proposed use is anticipated to have minimal impact on the future development of the overall region.

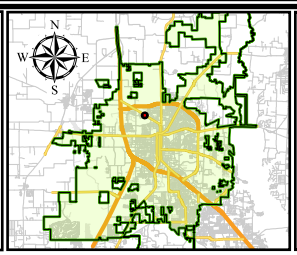
3. *Any impacts associated with access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, and odor have been adequately mitigated.*

   The proposed use is not anticipated to generate offensive odors, fumes, dust, or noise. A Trip Generation report was reviewed, and a Traffic Impact Analysis was not triggered as this site is expected to have 0 trips per day. All proposed parking is located on-site and provided as required by the DDC.

S25-0008
Aerial_Site_Location



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

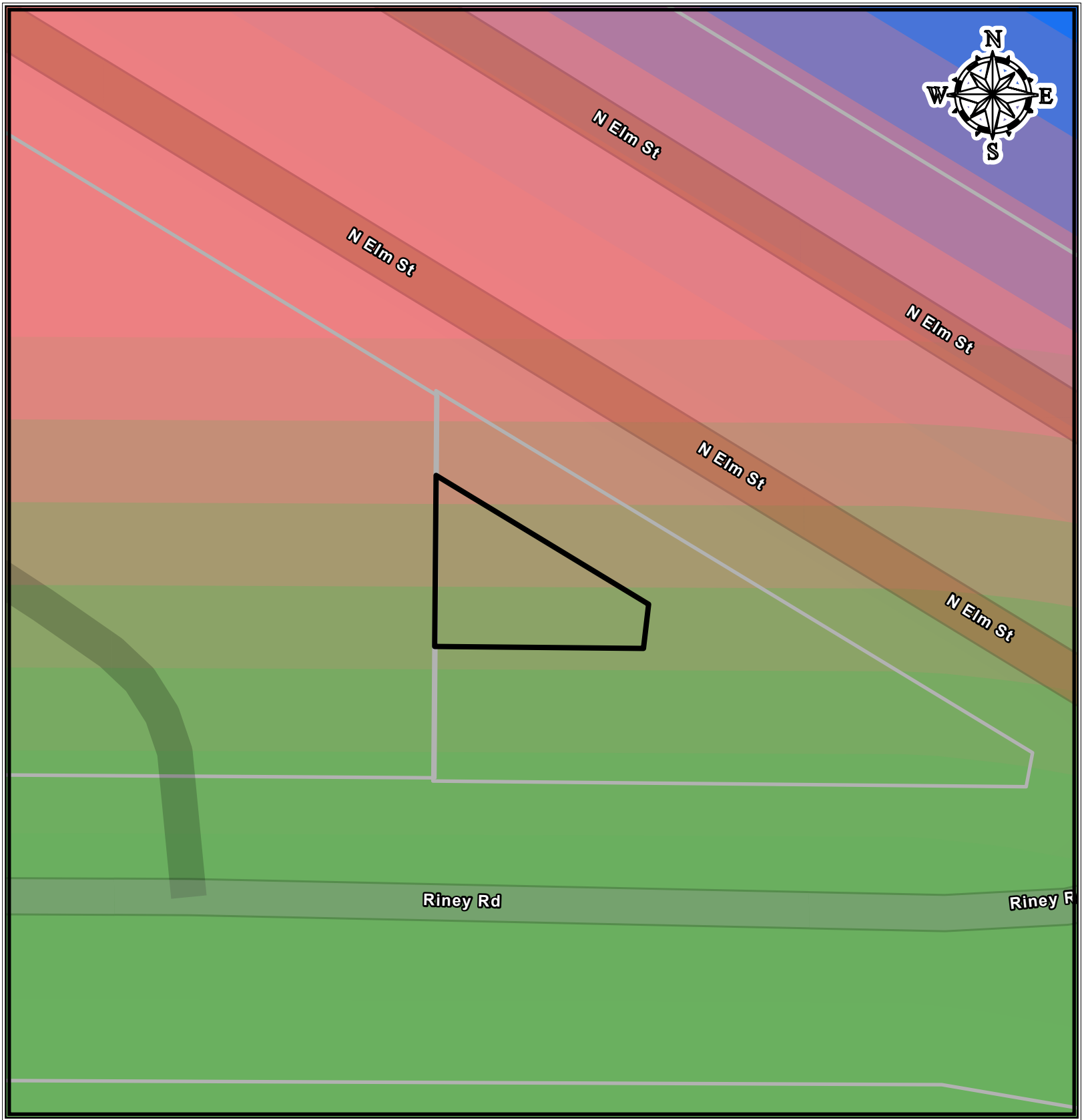


0 10 20 40 Feet

CITY OF DENTON
Development Services · GIS
Date: 4/2/2026

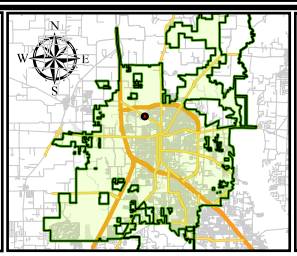
"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure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

S25-0008
Future Land Use Map



Future Land Use 2040

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



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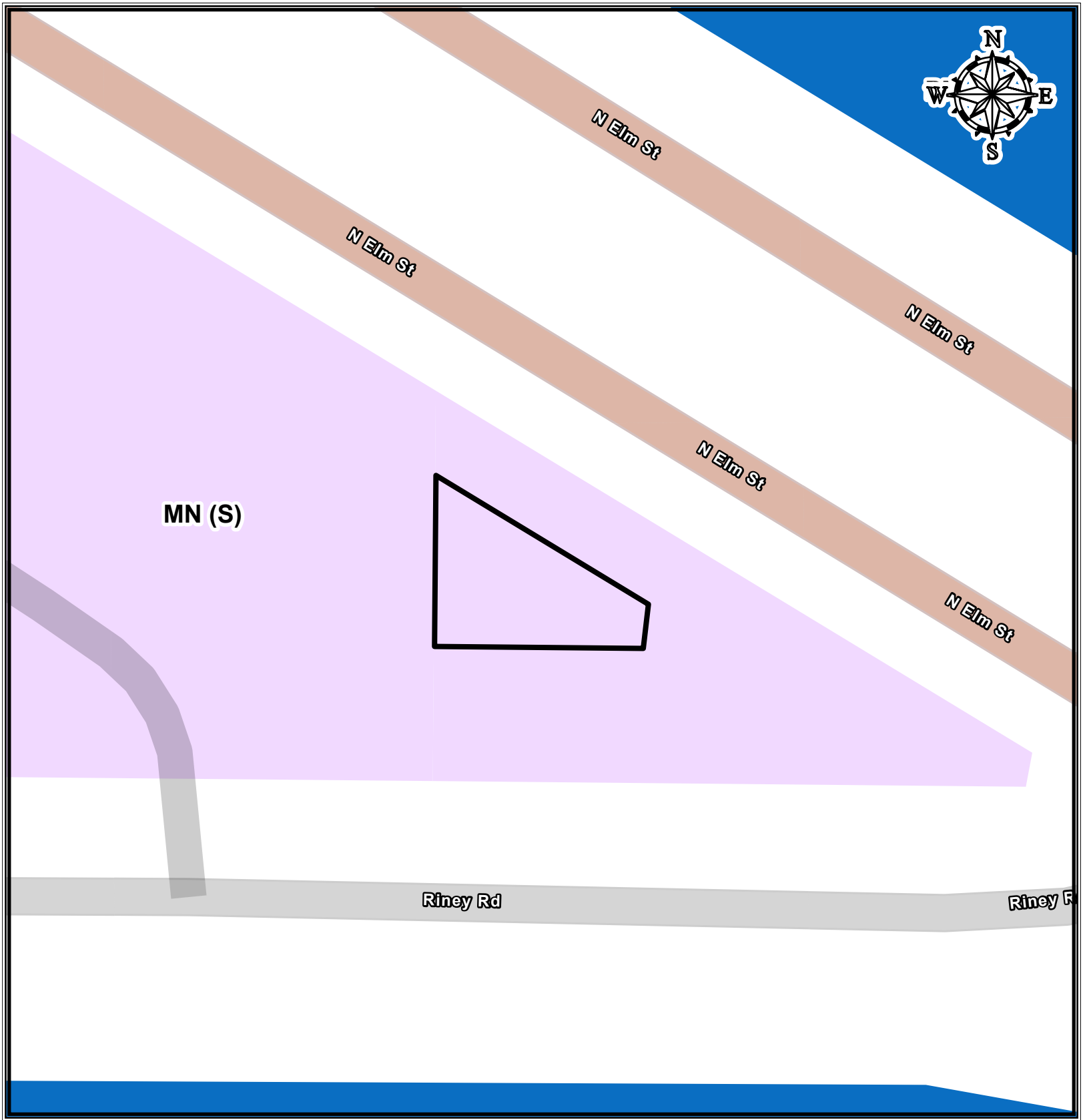
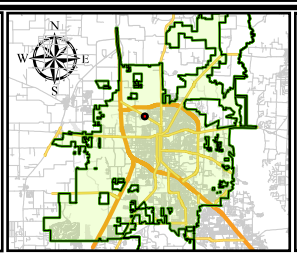
S25-0008
Current Zoning Map



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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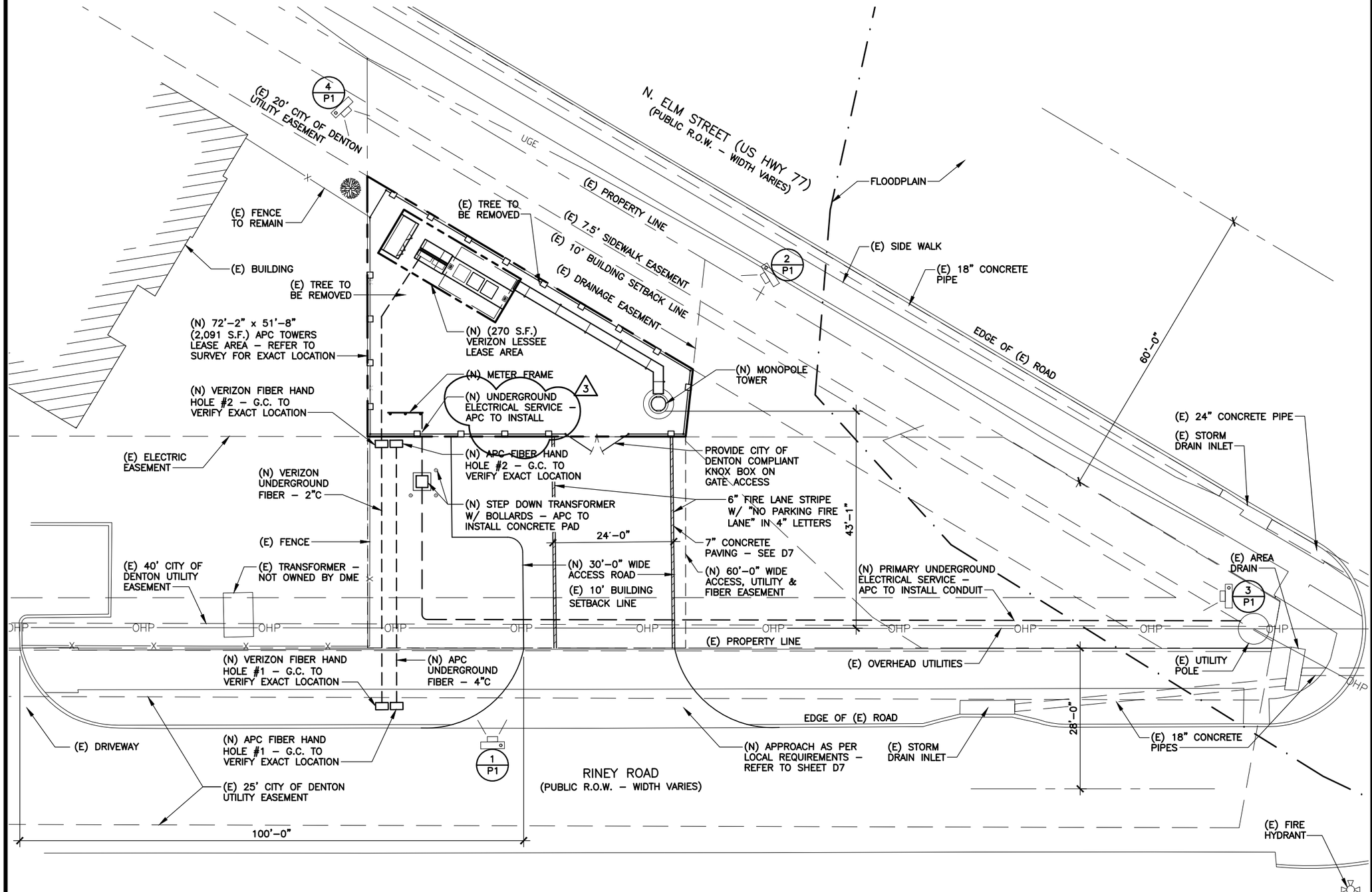


(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE

NOTE: GENERAL CONTRACTOR TO VERIFY MOST CURRENT RFDS – TO BE PROVIDED BY LESSEE.

1 SITE PLAN

SCALE: 1"=20'-0"

NORTH

Call DigTESS dial "811"
Texas811
Know what's below.
Call before you dig.

THESE DRAWINGS ARE THE PROPERTY OF APC TOWERS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF APC TOWERS IS PROHIBITED

APC Towers
8601 SIX FORKS ROAD, STE. 250
RALEIGH, NC 27615

BONNIE BRAE
***

N ELM STREET
DENTON, DENTON COUNTY, TEXAS 76207

(TX-1102)

03.09.26
STATE OF TEXAS
AARON M. STAAS
104806
LICENSED
PROFESSIONAL ENGINEER

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE

SITE PLAN

SHEET HISTORY

01.09.25 PCD
05.07.25 FCD
09.30.25 REV. SET 1 - COMMENTS
01.08.26 REV. SET 2 - COMMENTS
03.09.26 REV. SET 3 - COMMENTS

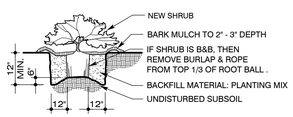
3 A1

PLANT SCHEDULE

SIZE = CALIPER OR SPREAD

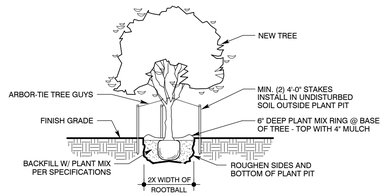
SYM.	SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
SHRUBS							
⊕	AG	Abelia grandiflora	GLOSSY ABELIA	6'	5 GAL.		EVERGREEN / PLANT AT 4'-0" O.C.
+	ICB	Ilex cornuta 'Burfordii-Nana'	DWARF BURFORD HOLLY	6'-8'	5 GAL.		EVERGREEN / PLANT AT 5'-0" O.C.

3



SHRUB PLANTING DETAIL

NEW SHRUBS
1/8" = 1'-0"



TREE PLANTING DETAIL

NEW TREES
1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
2. INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
3. INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
5. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
6. VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTITILIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

URBAN DEER NOTES:

1. AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION.
2. IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
3. APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
4. ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

OVERHEAD ELECTRIC NOTES:

1. ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
3. WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.

TEMPORARY IRRIGATION NOTES:

1. PROVIDE TEMPORARY IRRIGATION TO SODDED OR SEEDED AREAS WHERE SHOWN ON PLAN AND NOT SCHEDULED TO RECEIVE PERMANENT IRRIGATION.
2. WHERE TEMPORARY IRRIGATION IS REQUIRED, PROVIDE TEMPORARY IRRIGATION FOR A MIN. PERIOD OF 60 DAYS OR UNTIL A GRASS STAND IS FULLY ESTABLISHED (AS DETERMINED SOLELY BY THE OWNER'S REPRESENTATIVE).

TREE RELOCATION NOTES:

1. RELOCATION CONTRACTOR QUALIFICATIONS
A. Qualified contractor shall demonstrate successful relocation of a min. of five (5) trees of similar size and species in areas with a similar climate within the past five (5) years.
B. Contractor shall submit shop drawings as directed herein for review and approval prior to execution of the related work.
C. Contractor is solely responsible for the mortality of the relocated tree as stipulated in his contract with the Owner.

2. PRE-TRANSPLANT CARE
A. Place tree to be relocated on a hydration schedule prior to relocation to receive water per the following shcedule:
(1) May through September: a minimum of 400 gallons of water every 3 days.
(2) October, March, and April: a minimum of 300 gallons of water every 4 days.
(3) November through February:a minimum of 200 gallons of water every 5 days.
B. Dead-wood tree to be relocated and thin canopy by approximately 15%.
C. Root-prune tree to be relocated by hand to a depth of 30 inches should take place as far in advance of the relocation as possible, but not less than (7) days prior.
D. Backfill the root prune trench completely backfilled to ensure that all air pockets are removed.
E. Install an approved vapor barrier between root pruning and relocation.

3. ROOTBALL PREPARATION
A. Excavate the rootball with a minimum diameter of 12 times the caliper of the tree (measured 12" above finish grade at the base) and a minimum depth of 48" (measured from existing finish grade) .
B. Hand-shape and completely encapsulate the rootball with burlap, a field fence, and an approved vapor barrier.
C. Construct a steel pipe-and-rail lifting platform beneath the rootball sized adequately to support the weight of the tree and rootball. Cable-cut the rootball to detach any remaining structural roots.

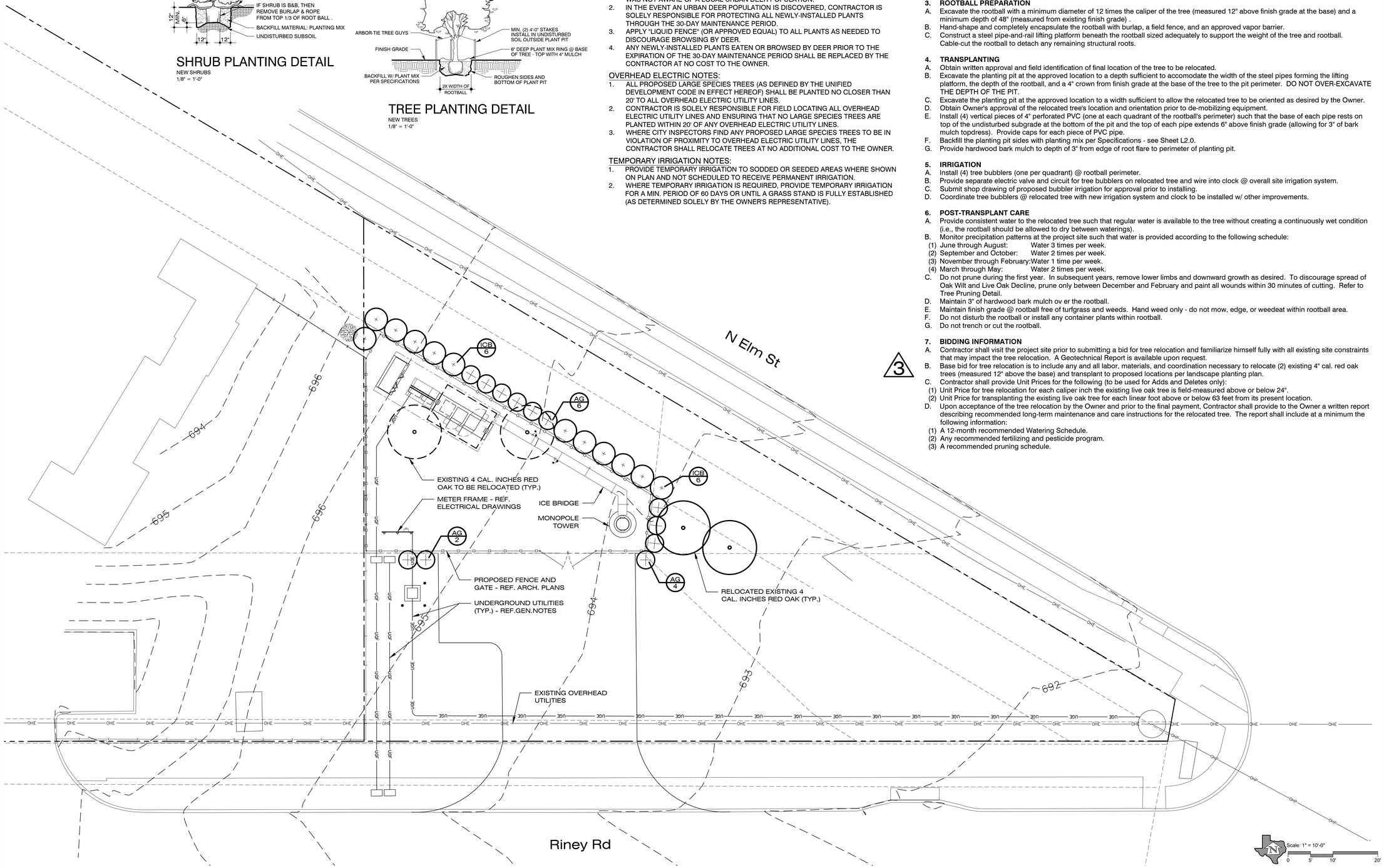
4. TRANSPLANTING
A. Obtain written approval and field identification of final location of the tree to be relocated.
B. Excavate the planting pit at the approved location to a depth sufficient to accomodate the width of the steel pipes forming the lifting platform, the depth of the rootball, and a 4" crown from finish grade at the base of the tree to the pit perimeter. DO NOT OVER-EXCAVATE THE DEPTH OF THE PIT.
C. Excavate the planting pit at the approved location to a width sufficient to allow the relocated tree to be oriented as desired by the Owner.
D. Obtain Owner's approval of the relocated tree's location and orientation prior to de-mobilizing equipment.
E. Install (4) vertical pieces of 4" perforated PVC (one at each quadrant of the rootball's perimeter) such that the base of each pipe rests on top of the undisturbed subgrade at the bottom of the pit and the top of each pipe extends 6" above finish grade (allowing for 3" of bark mulch topdress). Provide caps for each piece of PVC pipe.
F. Backfill the planting pit sides with planting mix per Specifications - see Sheet L2.0.
G. Provide hardwood bark mulch to depth of 3" from edge of root flare to perimeter of planting pit.

5. IRRIGATION
A. Install (4) tree bubblers (one per quadrant) @ rootball perimeter.
B. Provide separate electric valve and circuit for tree bubblers on relocated tree and wire into clock @ overall site irrigation system.
C. Submit shop drawing of proposed bubbler irrigation for approval prior to installing.
D. Coordinate tree bubblers @ relocated tree with new irrigation system and clock to be installed w/ other improvements.

6. POST-TRANSPLANT CARE
A. Provide consistent water to the relocated tree such that regular water is available to the tree without creating a continuously wet condition (i.e., the rootball should be allowed to dry between waterings).
B. Monitor precipitation patterns at the project site such that water is provided according to the following schedule:
(1) June through August: Water 3 times per week.
(2) September and October: Water 2 times per week.
(3) November through February:Water 1 time per week.
(4) March through May: Water 2 times per week.
C. Do not prune during the first year. In subsequent years, remove lower limbs and downward growth as desired. To discourage spread of Oak Wilt and Live Oak Decline, prune only between December and February and paint all wounds within 30 minutes of cutting. Refer to Tree Pruning Detail.
D. Maintain 3" of hardwood bark mulch ov er the rootball.
E. Maintain finish grade @ rootball free of turfgrass and weeds. Hand weed only - do not mow, edge, or weedeat within rootball area.
F. Do not disturb the rootball or install any container plants within rootball.
G. Do not trench or cut the rootball.

7. BIDDING INFORMATION
A. Contractor shall visit the project site prior to submitting a bid for tree relocation and familiarize himself fully with all existing site constraints that may impact the tree relocation. A Geotechnical Report is available upon request.
B. Base bid for tree relocation is to include any and all labor, materials, and coordination necessary to relocate (2) existing 4" cal. red oak trees (measured 12" above the base) and transplant to proposed locations per landscape planting plan.
C. Contractor shall provide Unit Prices for the following (to be used for Adds and Deletes only):
(1) Unit Price for tree relocation for each caliper inch the existing live oak tree is field-measured above or below 24".
(2) Unit Price for transplanting the existing live oak tree for each linear foot above or below 63 feet from its present location.
D. Upon acceptance of the tree relocation by the Owner and prior to the final payment, Contractor shall provide to the Owner a written report describing recommended long-term maintenance and care instructions for the relocated tree. The report shall include at a minimum the following information:
(1) A 12-month recommended Watering Schedule.
(2) Any recommended fertilizing and pesticide program.
(3) A recommended pruning schedule.

3



HORIZON
DESIGN and DEVELOPMENT
PLANNING LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
16414 San Pedro Ave., Suite 630
San Antonio, Texas 78232
210.233.9650 jrobinson@horizondesign-sa.com

REGISTERED LANDSCAPE ARCHITECT
JON ROBINSON
2375
STATE OF TEXAS

1.7.26

The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this electronic drawing file without the Landscape Architect's express written permission.

OWNER
APC TOWERS

8601 Six Forks road #2500
Raleigh, NC 27615

PROJECT
Bonnie Brae
Cell Tower Denton TX

N Elm Street & Riney Road
Denton, TX 76207

REVISIONS

1.	Site Changes	8/25/25
2.	City Comments	9/29/25
3.	City Comments	1/7/26

PROJECT NUMBER
2025-028

Drawn By: al

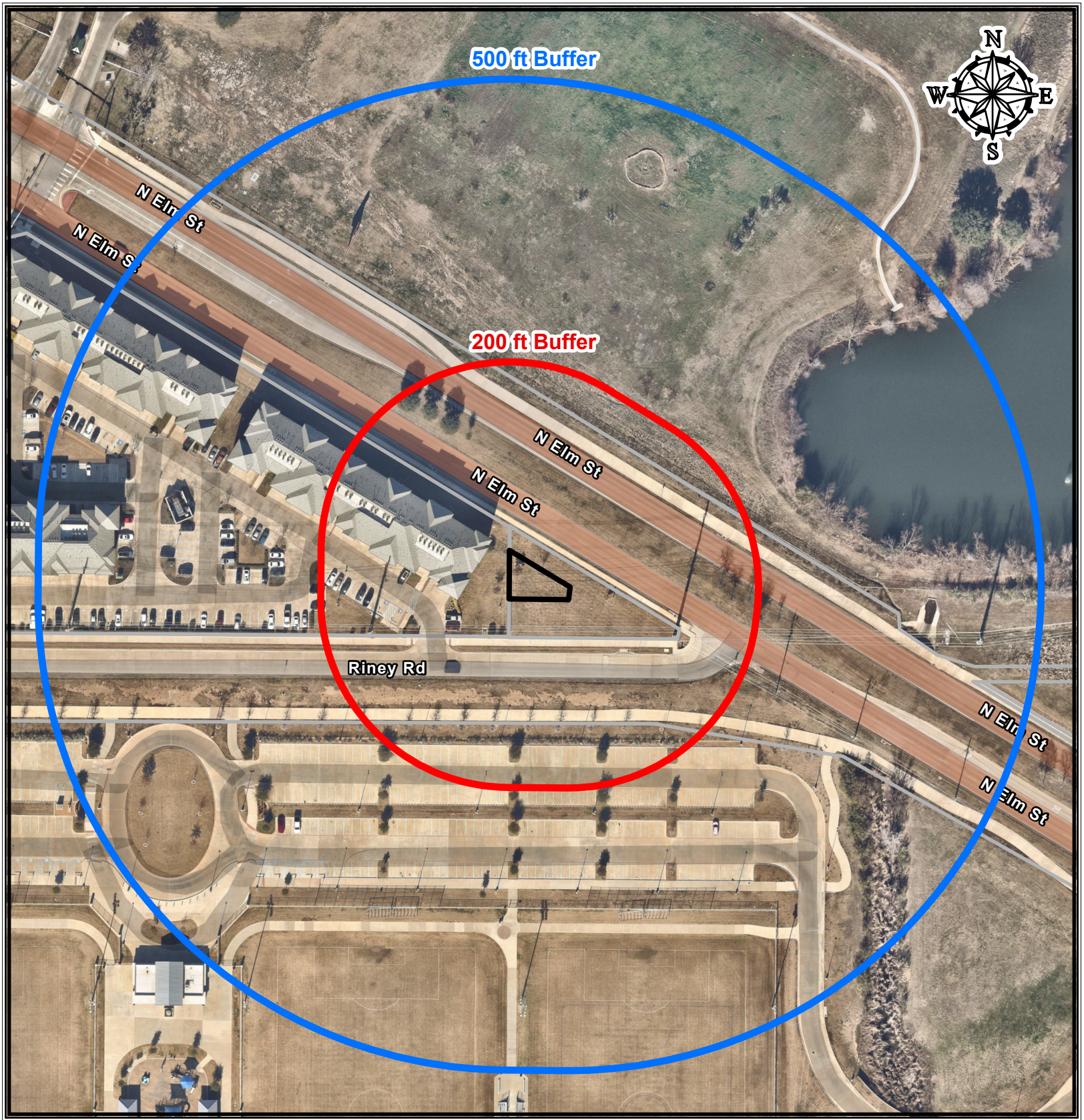
Checked By: jr

Sheet Title:
LANDSCAPE PLANTING PLAN

Sheet Number:
L1.0

Issue Date:
April 30, 2025

S25-0008
Notification Map



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

0 40 80 160 Feet

CITY OF DENTON
Development Services · GIS
Date: 4/2/2026

"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."

CITY OF DENTON

DEPARTMENT OF DEVELOPMENT SERVICES

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

PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. S25-0008

Date of Planning and Zoning Commission Meeting: April 29th, 2026

I hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property subject to Project Name/Number S25-0008,

located at N Elm St, Denton, TX 76207

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

Posting of said signs was accomplished on April 17th, 2026. Said signs have been posted in a manner that provides an unobstructed view and allows clear reading from the public right(s)of-way along N Elm St and Riney Rd.

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

Executed this the 20th day of April, 2026

Signature of Applicant or Authorized Representative for Project No.

Victor Buenrostro

Printed Name of Applicant or Authorized Representative for Project No.

STATE OF TEXAS COUNTY OF Dallas BEFORE ME, a Notary Public, on this 20th day personally appeared (printed owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 20th day of April, 2026.

Notary Signature (seal)

Stephen C Corley
Notary Public, State of Texas
Comm. Expires 09-16-2028
Notary ID 135088973

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

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

Apr 17, 2026 at 5:42:53 PM
301 389 N Elm St
Denton TX 76207
United States

DENTON

Notice of Public Hearing

Project Number: S25-0008
Project Name: APC Towers-Bonnie Brae
Request: Specific Use Permit

For more info:
www.cityofdenton.com/projectinfo
Call: (940) 349-8600

Apr 17, 2026 at 5:43:38 PM
301 389 N Elm St
Denton TX 76207
United States

CITY OF DENTON

Notice of Public Hearing

Project Number: S25-0008
Project Name: APC Towers-Bonnie Brae
Request: Specific Use Permit

For more info:
www.cityofdenton.com/projectinfo
Call: (940) 349-8600

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS REGARDING A REQUEST FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MONOPOLE TOWER OVER 85 FEET USE ON APPROXIMATELY 0.048 ACRES OF LAND, APPROXIMATELY LOCATED ON THE WESTERN CORNER OF NORTH ELM STREET AND RINEY ROAD, AND LEGALLY DESCRIBED AS LOT 3, BLOCK 2 NORTH ELM STREET ADDITION IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF $2,000.00 FOR VIOLATIONS THEREOF; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE. (S25-0001)

WHEREAS, Mike Hitchcock, representing the lessee, APC Towers, has applied for a new Specific Use Permit ("SUP") to allow for a Monopole Tower over 85 feet, hereafter referred to as "Telecommunications Tower", use on an approximately 0.048-acre site, within the Mixed Use Neighborhood (MN) zoning district and use classification, as described in **Exhibit "A"** (hereinafter, "the Property"); and

WHEREAS, on April 29, 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 Telecommunication Tower use on the Property as shown on the site plan, landscape plan and building elevations attached and incorporated herein as **Exhibit "B", Exhibit "C," and Exhibit "D",** is hereby approved, with the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan and Landscape Plan. Administrative approval of changes that do not increase the size, height, and number of the Telecommunications Tower buildings and equipment, change the number of parking spaces, decrease the buffer and screening requirements, or result in a

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

2. The City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, and the attached landscape plan. The attached site plan and landscape plan are incorporated as requirements of the SUP.

3. The 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 LOT 3, BLOCK 2, OF THE FINAL PLAT OF NORTH ELM STREET ADDITION, AN ADDITION IN DENTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN 2017-368, OF TE PLAT RECORDS OF DENTON COUNTY, TEXAS

EXHIBIT B

Site Plan

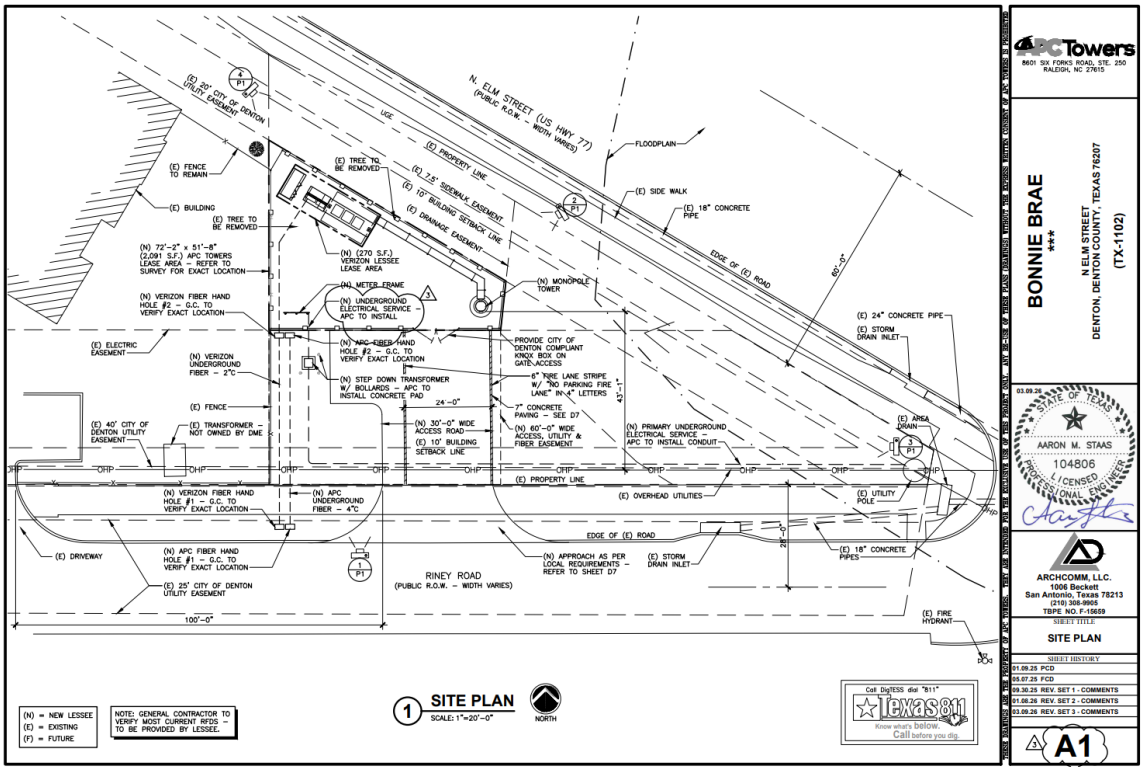


EXHIBIT C

Landscape Plan

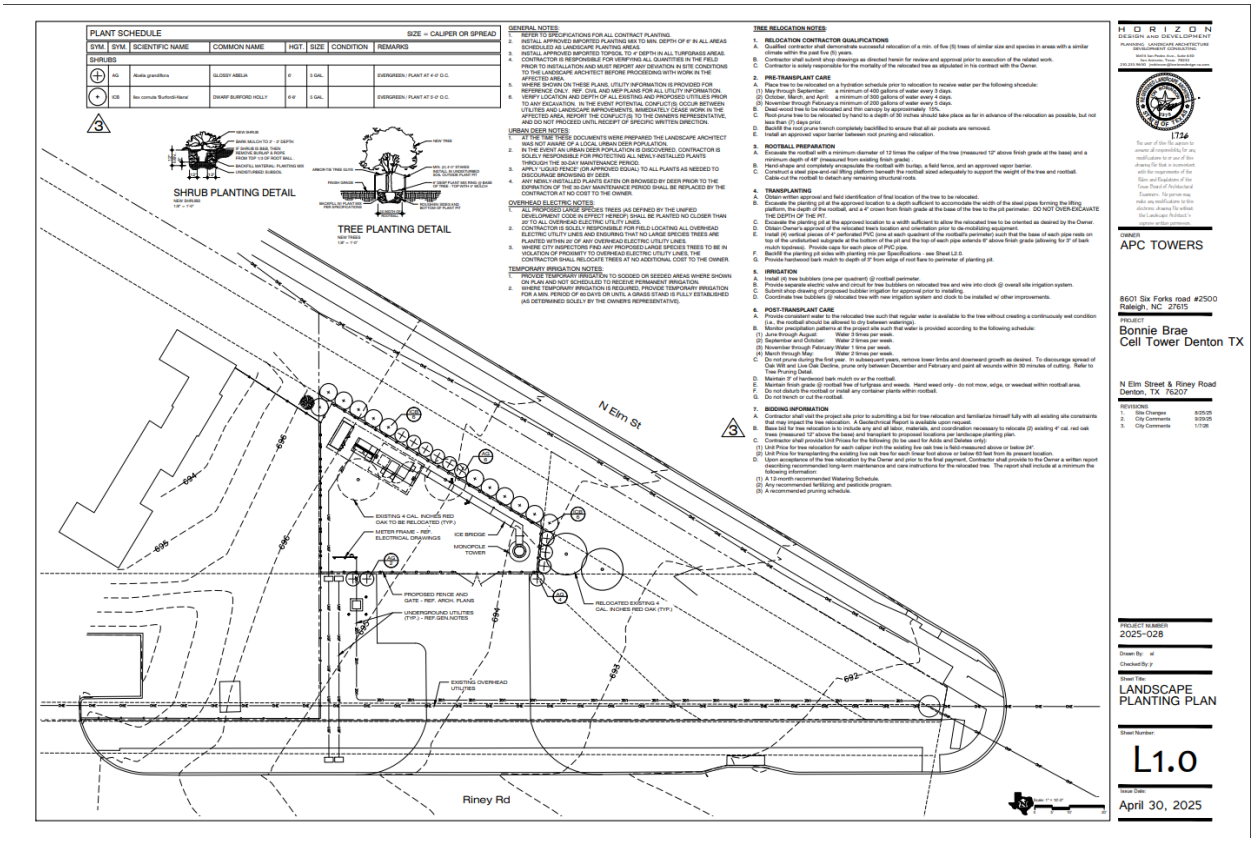
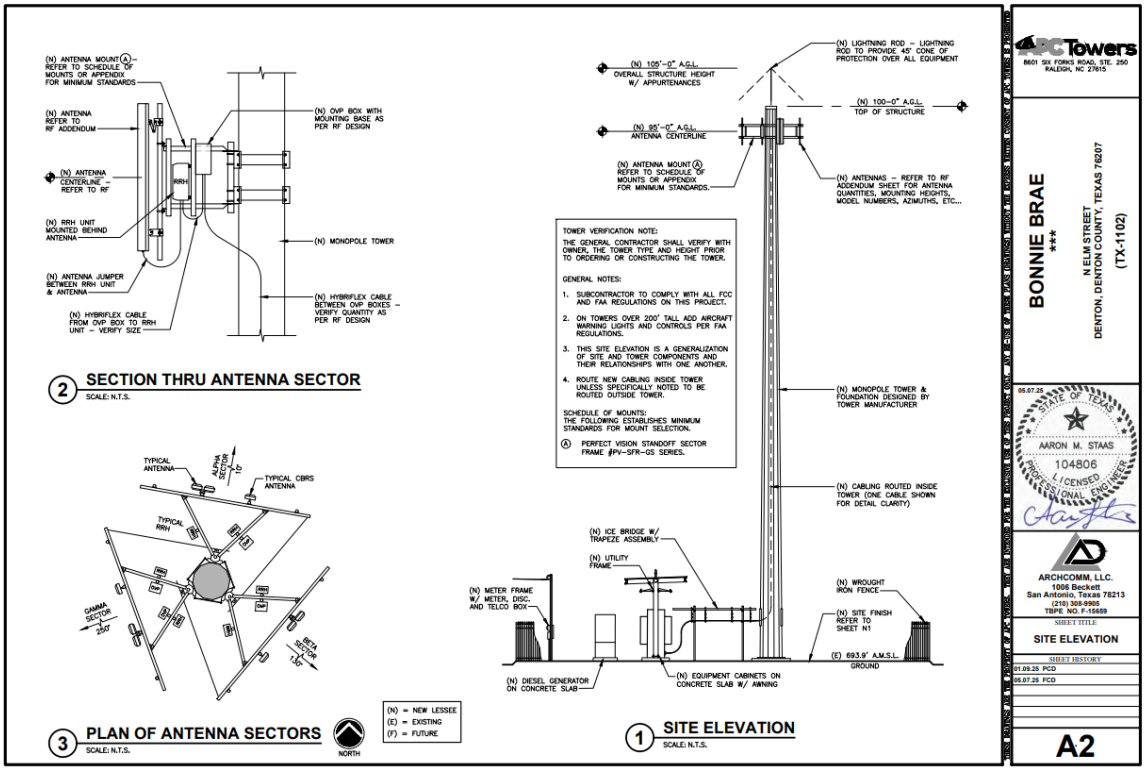


EXHIBIT D

Building Elevations



2026

Planning and Zoning Commission Requests for Information
Meeting Dates

	Request		Request Dat	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	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.
3	Requested a west 380 study.	Riggs	12/17/2025	To be scheduled for future work session
4	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. Note: this will include discussion of how the DDC 2.12 affordability incentives relate to SB 840.	Pruett	1/14/2026	To be scheduled for future work session
5	Requested a discussion of what compatible development is for neighborhood character.	Ketchersid	2/11/2026	To be scheduled for future work session
6	Requested a discussion regarding rules, regulations and guidelines for Data Centers in the City of Denton.	McDuff	3/18/2026	Work Session scheduled for 4.29.2026

	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 update provided on February 11, 2026 2024 update provided on August 28, 2024. 2023 update provided on June 14, 2023.