



# City of Denton

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

## Meeting Agenda

### Planning and Zoning Commission

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Wednesday, August 14, 2024

5:00 PM

Council Work Session Room  
&  
Council Chambers

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

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

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

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

##### **Comments on Agenda Items:**

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

##### **Public Hearing Items:**

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

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Individuals may participate by using one of the following methods:

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

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

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

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

#### **3. eComment:**

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

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Work Session on Wednesday, August 14, 2024, 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. [PZ24-163](#) Receive a report, hold a discussion, and give staff direction regarding an ordinance of the City of Denton, Texas amending the Denton Development Code to include Section 2.12: Affordable Housing Incentive Procedures.

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Draft of Section 2.12 Affordability Incentive Procedures](#)  
[Exhibit 3 - Summary of Public Feedback](#)

- B. [PZ24-167](#) Receive a report and hold a discussion regarding North Central Texas Council of Governments (NCTCOG) demographic projections update associated with the regional travel demand forecast model.

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

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## REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, August 14, 2024, 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. [PZ24-155](#) Consider the approval of the July 17, 2024, and July 24, 2024, Planning and Zoning meeting minutes.

Attachments:      [July 17, 2024](#)  
                                 [July 24, 2024](#)

## 3. CONSENT AGENDA

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

- A. [FP24-0024b](#) Consider a request by Claudio Segovia of Johnson Volk Consulting, on behalf of the property owner, for a Final Plat of Sage Creek Townhomes. The approximately 23.849-acre site is generally located at the northwest corner of the intersection of Audra Lane and Lattimore Street, in the City of Denton, Denton County, Texas. (FP24-0024b, Sage Creek Townhomes, Sean Jacobson)

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

- B. [FP23-0031b](#) Consider a request by Aimee Bissett, on behalf of the property owner, for a Final Plat of Mayhill Addition, Lots 1 and 2, Block 1. The approximately 32.633-acre site is generally located on the west side of Mayhill Road, approximately 1,166 feet south of the intersection of South Mayhill Road and Foster Road, in the City of Denton, Denton County, Texas. (FP23-0031b, Mayhill Addition, Sean Jacobson).

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

## 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP24-0026a](#) Consider a request by Reece Flanagan of Flanagan Land Solutions, LLC, on behalf of the property owner, for a Final Plat of Acintyo Ventures Addition, Lots 1 and 2, Block 1. The approximately 0.300-acre site is generally located on the south side of Fannin Street, approximately 105 feet east of the intersection of Fannin Street and South Avenue B, in the City of Denton, Denton County, Texas. (FP24-0026a, Acintyo Ventures Addition,

Sean Jacobson)

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

- B.**     [FP24-0023c](#)     Consider a request by Barron Stark Engineers, on behalf of JVAC Properties LLC, for approval of a Final Plat of Lot 1, Block A Riviera Addition. The approximately 15-acre tract is generally located on the north side of Fishtrap Rd, approximately 259.2 feet west of Greenleaf Circle in the City of Denton, Denton County, Texas. (FP24-0023c, Water Line Extension Riviera, Matt Bodine)

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

- C.**     [FR24-0005a](#)     Consider a request by Kimley-Horn & Associates, on behalf of Forestar Group for a Final Replat of Eagle Creek Phase 3B. The approximately 36.07-acre site is generally located 0.5 miles east of South Bonnie Brae Street and north of Roselawn Drive in the City of Denton, Denton County, Texas. (FR24-0005a, Eagle Creek Phase 3B, Bryce Van Arsdale)

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

- D.**     [FR24-0008](#)     Consider a request by Bloomfield Homes, LP for approval of a Replat of Country Lakes North, Phase 6AB. The approximately 6.997-acre tract of land is generally located on the south side of Johnson Lane between John Paine Road and Old John Paine Road in the City of Denton, Denton County, Texas. (FR24-0008, Country Lakes North, Phase 6AB, Julie Wyatt)

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

- E.**     [ZCP24-0015](#)     Consider a request by Allegiance Hillview, LP for approval of a Site Plan for a multifamily residential development within the Rayzor Ranch Overlay District, South Campus - South

Mixed-Use District 2 (SMUD-2) subarea, located on Lot 2, Block B of Rayzor Ranch East. The approximately 6.41-acre subject property is generally located at the southeast corner of Crescent Street and Eastpark Boulevard in the City of Denton, Denton County, Texas. (ZCP24-0015, Altera Rayzor Ranch, Mia Hines).

- Attachments:
- [Exhibit 1 - Agenda Information Sheet](#)
  - [Exhibit 2 - Staff Analysis](#)
  - [Exhibit 3 - Site Location Map](#)
  - [Exhibit 4 - Proposed Site Plan](#)
  - [Exhibit 5 - Proposed Landscape & Open Space Plan](#)
  - [Exhibit 6 - Proposed Conceptual Building Elevations](#)
  - [Exhibit 7 - RROD Exhibit C-2A](#)
  - [Exhibit 8 - RROD Exhibit D-2](#)

- F. [FR24-0006](#) Consider a request by Forestar (USA) Real Estate Group Inc. for a final replat of Hickory Grove, Phase 1A. The 2.655-acre site is generally located just north of West University Drive and west of Thomas J Eagan Road in City of Denton’s ETJ Division 1, Denton County, Texas. (FR24-0006, Hickory Grove Phase 1A, Mia Hines).

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

**5. PUBLIC HEARINGS**

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

- A. [PD23-0001b](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, 195 Denton Partners, LLC to rezone approximately 26.151 acres from Residential 2 (R2) zoning district to Overlay Planned Development with Mixed-Use Neighborhood (PD-MN) base zoning district. The subject site is generally south of Corbin Road and 1,066 feet east of I35-W within the City of Denton, Denton County, Texas. (PD23-0001b, Denton 195 Planned Development Overlay, Angie Manglaris) THE APPLICANT IS REQUESTING THIS ITEM BE POSTPONED INDEFINITELY.

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

- B. [Z22-0018b](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, 195 Denton Partners, LLC to

rezone approximately 166.1 acres from Residential 2 (R2) zoning district to Mixed-Use Neighborhood (MN) zoning district and Public Facilities (PF) zoning district. The subject site is generally located at the southeast corner of I35-W and Corbin Road in the City of Denton, Denton County, Texas. (Z22-0018b, Denton 195, Angie Manglaris) THE APPLICANT IS REQUESTING THIS ITEM BE POSTPONED INDEFINITELY.

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

- C. [CA24-0003](#) Hold a public hearing and consider making a recommendation to City Council regarding an ordinance adopting the Design Downtown Denton Plan and amending the Denton 2040 Comprehensive Plan. The Design Downtown Denton Plan has an approximate boundary line of Carroll Boulevard to the west, Eagle Drive to the south, Bell Avenue and Mingo Road to the east, and a northern boundary generally along College Street, Texas Street, Oakland Street and University Drive, encompassing approximately 767 acres in the City of Denton, Denton County, Texas. (CA24-0003, Design Downtown Denton Plan, Cameron Robertson and Sean Jacobson)

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                                  [Exhibit 2 - Draft Design Downtown Denton Plan](#)  
                                  [Exhibit 4 - Draft Ordinance](#)

- D. [ASUP23-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Brian Bridgewater of Manhard Consulting, on behalf of the property owner, for an Amending Specific Use Permit to allow for Multifamily Dwelling Uses on approximately 53.407 acres of land, generally located at the southeast corner of the intersection of Locust Street and Loop 288, in the City of Denton, Denton County, Texas. (ASUP23-0001, Landmark at Locust Multifamily, Sean Jacobson)

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                                  [Exhibit 2 - Staff Analysis](#)  
                                  [Exhibit 3 - Site Location Map](#)  
                                  [Exhibit 4 - Zoning Map](#)  
                                  [Exhibit 5 - Future Land Use Map](#)  
                                  [Exhibit 6 - Ordinance S21-0006b](#)  
                                  [Exhibit 7 - Proposed Site Plan](#)  
                                  [Exhibit 8 - Proposed Landscape Plan](#)  
                                  [Exhibit 9 - Proposed Building Elevations](#)  
                                  [Exhibit 10 - Applicant Project Narrative](#)  
                                  [Exhibit 11 - Notification Map and Public Engagement](#)  
                                  [Exhibit 12 - Draft Ordinance](#)  
                                  [Exhibit 13 - LLC Membership](#)

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

- A. [PZ24-151](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments:      [Matrix 2024](#)

**7. CONCLUDING ITEMS**

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

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

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on August 9, 2024, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** PZ24-163, **Version:** 1

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### **AGENDA CAPTION**

Receive a report, hold a discussion, and give staff direction regarding an ordinance of the City of Denton, Texas amending the Denton Development Code to include Section 2.12: Affordable Housing Incentive Procedures.



**AGENDA INFORMATION SHEET**

**DEPARTMENT:** City Manager’s Office

**CM/ DCM/ ACM:** Christine Taylor

**DATE:** August 14, 2024

**SUBJECT**

Receive a report, hold a discussion, and give staff direction regarding an ordinance of the City of Denton, Texas amending the Denton Development Code to include Section 2.12: Affordable Housing Incentive Procedures.

**BACKGROUND**

As our community continues to grow, the City of Denton is committed to fostering an economically diverse community with opportunities for everyone. The City has prioritized supporting affordable housing as outlined in the Denton Affordable Housing Strategic Toolkit, as well as other strategic planning documents, such as the Consolidated Plan for Housing and Community Development and Denton 2040 Comprehensive Plan.

City Council adopted Denton’s Affordable Housing Strategic Toolkit on February 15, 2022 (ID 22-090). The toolkit outlines five recommended strategies with targeted activities to deliver housing interventions. One of these five strategies is Zoning Relief and Variances, combining adjustments to development regulations with targeted incentives to enable the private sector to produce lower priced units.

On July 17, 2024, staff initially presented the proposed Denton Development Code (DDC) Affordability Incentive amendments to the Planning and Zoning Commission in a work session. The Commission requested staff conduct more public engagement related to the proposed incentives being recommended and seek feedback particularly from the development community to ascertain if the incentives would be used and effective towards implementing affordable housing projects, followed by a second work session with the Commission before proceeding to public hearing. The results of the feedback received are addressed below in the Public Engagement portion of this report, as well as in Exhibit 3 (Summary of Public Feedback).

**What is Affordable Housing?**

Affordable Housing is any dwelling unit designed such that a household at 80% Area Median Income (AMI) or below can afford to live in, with the cost being no more than 30% of their income.

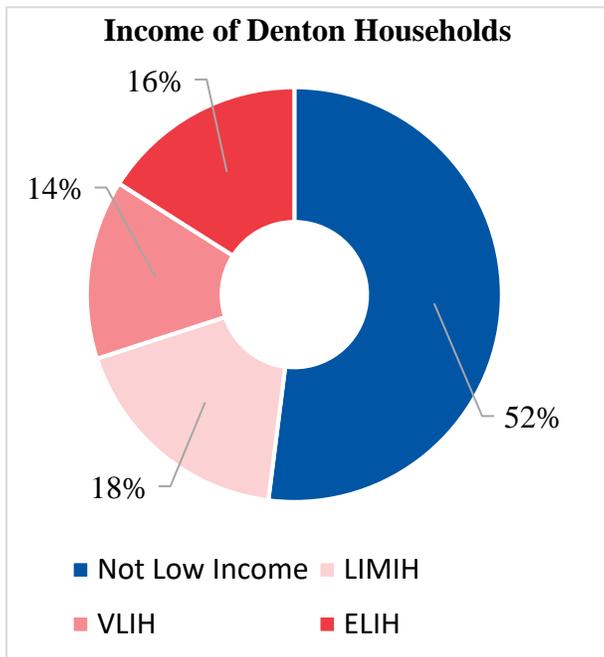
**Affordability**

Household Area Median Income is determined by the U.S. Department of Housing and Urban Development (HUD) on an annual basis for regions. Below is the Area Median Income by Household Size table for the greater Dallas/Fort Worth region, Denton inclusive.

Area Median Income	Income Limit Category	Household Size							
		1	2	3	4*	5	6	7	8
110,300	100%	77,300	88,300	99,300	110,300	119,200	128,000	136,800	145,600
	<u>Low / Moderate (80%)</u>	61,800	70,600	79,450	88,250	95,350	102,400	109,450	116,500
	<u>Very Low (50%)</u>	38,650	44,150	49,650	55,150	59,600	64,000	68,400	72,800
	<u>Extremely Low 30%</u>	23,200	26,500	29,800	33,100	35,750	38,400	41,050	43,700

Affordable Housing Aims to serve “Low Income Households” – Those households earning 80% or less of Denton County Area Median Income. The Area Median Income (AMI), also known as Income Limit, is established and annually updated by the Department of Housing and Urban Development (HUD). AMI includes the following Income Categories:

- i. Extremely Low-Income Households (ELIH), earning no more than 30% of AMI as determined by the most Recent Income Limits set by HUD for Denton County or Persons Experiencing Homelessness (PEH) ([Income Limits found here](#)).
- ii. Very Low-Income Households (VLIH), earning no more than 50% of the AMI as determined by the most Recent Income Limits set by HUD for Denton County ([Income Limits found here](#)).
- iii. Low-Income and Moderate-Income households (LIMIH), earning no more than 80% of the AMI as determined by the most Recent Income Limits set by HUD or Denton County ([Income Limits found here](#)).



**Need**

In the City of Denton, 48% of households are Low Income Households.

- 18% are Low-Income and Moderate-Income Households,
- 14% are Very Low-Income Households,
- 16% are Extremely Low-Income Households.

30% of Denton households (14,530 households) are Very Low Income, earning 50% AMI or below.

Of Denton’s current 49,550 housing units, **only 6,650 are affordable to Low Income – Moderate Income Households.**

By incentivizing the private market to create mixed-income developments, the City seeks to ensure that poverty is not concentrated in one area of the city, while at the same time

leveraging local resources as effectively as possible to foster economic opportunity and affordability.

**AFFORDABLE HOUSING INCENTIVE PROCEDURES**

As an activity outlined in the Affordable Housing Strategic Toolkit, City staff proposes an amendment to the Denton Development Code (DDC) outlining Incentives for Affordable Housing Development. These incentives will offer targeted zoning relief in exchange for affordability of the dwelling unit(s).

Under these procedures, prospective developers would submit an Affordable Housing Incentives Program Application to City staff. If approved by City staff, the developer will be allowed specific chosen variances from the Affordability Incentives below, in exchange for setting aside a portion of units as Affordable Housing. The more incentives a developer chooses to utilize, the greater proportion of units the developer will need to set aside as affordable.

**Affordability Incentives**

Projects providing affordable units may request one or more of the following incentives, depending upon the income level of the targeted households and the percentage of affordable units set-aside as described in Table 2.12-B.

1. 20% reduction in minimum yard/setback requirements in the applicable zoning district in Section 3.2 – 3.5,
  - a. Townhome developments are not eligible for this incentive but may instead receive a 20% reduction in open space requirements.
2. 20% deviation from building coverage requirements in the applicable zoning district in Section 3.2 – 3.5,
3. 20% reduction in minimum lot width in the applicable zoning district in Section 3.2 – 3.5,
4. 20% reduction in minimum lot depth in the applicable zoning district in Section 3.2 – 3.5,
5. 20% reduction in minimum lot area in the applicable zoning district in Section 3.2 – 3.5,
6. 20% increase in maximum building height in the applicable zoning district in Section 3.2 – 3.5, provided the development is still in compliance with Section 7.10.6,
7. 20% reduction in minimum unit size for townhome, duplex, multifamily dwelling, and tiny home developments as defined in Subsection 5.3.3,
8. For multifamily dwellings, a 10 point reduction in the Landscaping Area Point System (development must provide at least two Elements from Section A and one Element from Section B, regardless of reduction) in Table 7.E,
9. A reduction or waiver in parking requirements from Table 7.9-I:
  - a. A reduction in parking requirements to not less than 1 parking space per affordable dwelling unit irrespective of the number of habitable rooms, or,
  - b. A reduction in parking requirements to not less than ½ parking space per affordable dwelling unit for dwelling units restricted to senior citizens, with senior being defined as those 62 years of age or older.

**Affordability Qualifications**

To qualify for an Affordability Incentive(s), the residential development must have set aside for affordable units, as defined under Subsection 2.12.2.D, a portion of the unit total equal to or greater than the percentage provided in Table 2.12-B for the requested number of Affordability Incentives.

TABLE 2.12-B: Number of Incentives Granted Per Percent of Units held Affordable				
Income Category	Percent of Units Affordable			
NUMBER OF INCENTIVES	1	2	3	4 or more
ELIH	5%	10%	15%	20%
VLIH	10%	15%	20%	25%
LIMIH	5%	10%	15%	20%

TOTAL PERCENT OF UNITS AFFORDABLE	20%	35%	50%	65%
DURATION OF AFFORDABILITY	20 years	30 years	40 years	45 years

**PUBLIC ENGAGEMENT**

Staff hosted a town hall Monday, August 5, 2024 at 5:30 pm. Approximately 30 individuals attended the town hall, and the primary feedback expressed was a desire to see stronger incentives that would increase developer buy-in. To accommodate residents and developers who could not attend the in-person town hall, staff attached to all invitations the presentation presented to the Planning and Zoning Commission on July 17, 2024 along with a website link to an online feedback form; 11 responses were received. A summary of the Public Feedback collected is provided in Exhibit 3.

**REQUESTED DIRECTION**

Staff seeks direction from the Planning and Zoning Commission regarding next steps related to the proposed DDC Affordability Incentives amendments:

- Proceed to public hearing at the August 28, 2024 Planning and Zoning Commission meeting **as proposed.**
- Proceed to public hearing at the August 28, 2024 Planning and Zoning Commission meeting **with modifications to the draft ordinance.** Requested modifications could include, but are not limited to, the following:
  - Increase the ratio of incentives allowed per affordable units (such as starting the initial incentive offerings at 3 incentives) and/or;
  - Standardize duration of affordability to 30 years, regardless of the number of incentives utilized.
- If there are substantial modifications requested by the Planning and Zoning Commission, or if additional feedback is required, since legal notices have been distributed for publication in the newspaper, staff would then **postpone** the August 28, 2024 public hearing to a future date in order to allow sufficient time for staff to make the appropriate ordinance modifications.

**EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Draft of Section 2.12 Affordability Incentive Procedures

Exhibit 3 – Summary of Public Feedback

Respectfully submitted:  
 Dani Shaw  
 Director of Community Services

Prepared by:  
 Leia Atkinson  
 Housing Programs Coordinator

## Subchapter 9 considerations for definition additions:

“Low Income Household” – Those households earning 80% or less of Denton County Area Median Income. The Area Median Income (AMI), also known as Income Limit, is established and annually updated by the Department of Housing and Urban Development (HUD). AMI includes the following Income Categories:

1. Extremely Low-Income Households (ELIH), earning no more than 30% of AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County or Persons Experiencing Homelessness (PEH).
2. Very Low-Income Households (VLIH), earning no more than 50% of the AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County.
3. Low-Income and Moderate-Income households (LIMIH), earning no more than 80% of the AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County

## 2.12 Affordability Incentive Procedures

1. **Purpose:** The purpose of this section is to encourage the development of affordable housing within the City of Denton. The City is committed to fostering an economically diverse community with opportunities for everyone. The City has prioritized supporting affordable housing, and the implementation of this Affordability Incentive Process recognizes the public benefits affordable housing contributes to local communities and businesses.
2. **Applicability:**
  - A. Any development which provides dwelling units for Low Income Households, in accordance with the qualifications in Subsection 2.12.5A may be eligible for one or more Affordability Incentives.
  - B. The Affordability Incentives may be utilized for the development of the following types of residential uses which include affordable units allocated for Low-Income Households at the percentages described in table 2.12-B:
    1. Multifamily Dwelling,
    2. Single-Family Detached Dwelling,
    3. Townhome,
    4. Duplex,
    5. Triplex,
    6. Fourplex,
    7. Tiny Home Development,
    8. Accessory Dwelling Unit, or
    9. Manufactured Home Development (HUD Code).

- C. Duration of Affordability. Affordable housing units created by the Affordability Incentives Process shall remain affordable, as defined in Subsection 2.12.2.D, for at least the period of time stipulated in Table 2.12-B.
  - D. Definitions for Affordability. To be deemed affordable for the purposes of this Section the sale or rental price of a dwelling unit shall be based on the Income Limits for the year the housing unit is offered for sale or rent. The Income Limits for each Low-Income Household Income Category are as follows:
    - 1. Extremely Low-Income Households (ELIH): Housing units allocated to this Income Category shall be priced no higher 30% of the income for a household at the ELIH AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County or Persons Experiencing Homelessness (PEH).
    - 2. Very Low-Income Households (VLIH): Housing Units allocated to this Income Category shall be priced no higher than 30% of the income for a household at VLIH AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County.
    - 3. Low-Income and Moderate-Income households (LIMIH): Housing Units Allocated to this Income Category shall be priced no higher than 30% of income for a household at LIMIH AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County.
  - E. Applicability of other Development Regulations. Affordability Incentive Program participation is the only process required for approval of Affordability Incentives. Participation in the Affordability Incentives Program does not remove the obligation to obtain any other approvals required by this DDC.
3. **Procedure:**
- A. **Step 1: Pre-Application Activities.**
    - 1. Pre-Application Conference. A pre-application conference is recommended in accordance with Subsection 2.4.3.
    - 2. Citizen Participation. Not required.
  - B. **Step 2: Application Submittal and Processing:**
    - 1. Affordability Incentives Agreement. Prior to issuance of the building permit, the applicant must execute an Affordability Incentives Agreement (hereafter, the “Agreement”) in a form approved by the City Attorney. The Agreement must include, but is not to be limited to:
      - a. Legal description of the subject property;
      - b. Duration of Affordability, according to Table 2.12-B;
      - c. Identification of all the incentives that the project proposes to incorporate;
      - d. Identification of the minimum number of affordable housing units required to be provided in the project to qualify for the incentives per section 2.12.5;
      - e. Identification of the AMI categories assigned to the affordable housing units;
      - f. The information required to be in the Affordability Incentives Application, as provided in Section 2.12.3.B.#;

- g. Confirmation that the development shall not discriminate on the basis of race, color, national origin, religion, sex, familial status or disability in the lease, use, or occupancy of the Development. Further the Development shall not deny admission to any person exclusively on the basis of such person receiving rental assistance payments under a local, state, federal or other housing assistance program, including, but not limited to, Section 8 of the United States Housing Act of 1937 as amended;
  - h. A recordable Security Interest that protects the City's interests in the event that a developer applies Affordability Incentives to the platting or building phases but fails to provide affordable housing for the Duration of Affordability, or to the AMI Income Categories as agreed;
  - i. A Right of First Refusal clause that requires the City be offered the chance to buy the property if the applicant decides to sell the property prior to the end of the Duration of Affordability;
  - j. Consent to modify the Agreement if the submitted project requires alteration through normal development review and approval process;
  - k. A default provision stating the conditions of default, which shall include, but not be limited to: failure to provide the required number of affordable housing units as stipulated under the Agreement or conversion of the property to a use other than for affordable housing as defined under this section before the expiration of the Duration of Affordability.; and
  - l. Language that requires documentation of a recorded agreement, lien, or covenant running with the land, binding all the assigns, heirs, and successors of the applicant. The recorded agreement, lien, or covenant shall secure the required affordability provisions prior to the building permit for a Single-Family Detached Dwelling, Townhome, Duplex, Triplex, Fourplex, Tiny Home Development, or Manufactured Home development or Multifamily Dwelling building permit. Additionally, the recorded agreement, lien, or covenant must include all provisions related to the Agreement, including, but not limited to, Duration of Affordability, proposed incentives, minimum number of affordable housing units, required Income Categories, the City's Right of First Refusal, and remedies related to a failure to fulfill the terms of the agreement.
- C. **Step 3: Staff Review and Action.** In addition to traditional staff review, The Director or their designee (as applicable) shall review the draft Affordability Incentives Agreement, residential project, and proposed Affordability Incentives outlined in this Subchapter in conjunction with the City Attorney. No building permit shall be issued or land use approvals finalized , and no

other permits shall be issued until the Affordability Incentives Agreement has been fully reviewed, approved, and executed by the City.

- D. **Step 4: Scheduling and Notice of Public Meetings/Hearings.** Not required.
  - E. **Step 5: Post-Decision Actions and Limitations.** Post-decision actions and limitations in DDC Subsection 2.4.8 shall apply, with the following modifications:
    - 1. Monitoring Continued Affordability. The City of Denton Community Services Department shall be the responsible party to monitor the continued affordability of both rental and owner-occupied housing units.
    - 2. Resale of Affordable Homeownership Units. Affordable Housing units provided for under this Chapter may be sold or resold only to eligible households or a nonprofit organization through the end of the required Duration of Affordability. For Affordable Housing units to be sold or resold at market rate prior to the end of the required Duration of Affordability, the benefit provided through this section shall be accounted for as follows:
      - a. Reimbursement shall be made to the City of Denton as reasonable compensation for the value of all incentives originally granted.
        - i. As provided in Subsection 2.12.5.B, 50 percent of net proceeds from the sale shall be paid to the City.
        - ii. The City shall dedicate all such conversion payments towards future incentives offered through this section or other affordable housing initiatives as directed by City Council.
      - b. A recorded agreement, lien, and covenant running with the land, binding all the assigns, heirs and successors of the applicant shall secure the conversion requirements in Subsection 2.12.3.F as outlined in 2.12.3.B.
    - 3. Conversion of Affordable Rental Units to Market Rate. Affordable Housing units provided for under this Chapter when sold or resold are still subject to the requirements in the Affordability Incentives Agreement in accordance to the recorded agreement, lien, or covenant running with the land, until the end of the affordability period specified. In the event that the terms of the agreement are not fulfilled, the City may pursue the remedies specified in the Affordability Incentives Agreement.
4. **Approval Criteria.** In reviewing the Affordability Incentives Agreement application, the Director or their designee shall consider the general approval criteria in Subsection 2.4.5 and the following criteria:
- A. The proposal complies with the Affordability Incentive Qualifications outlined in Table 2.12-B,
  - B. Number, distribution, and building design of affordable housing units within the project area,
  - C. A proportional amount of affordable housing units scheduled to be completed at or prior to the construction of related market rate housing units, for mixed-income developments constructed in phases exceeding 12 months.
  - D. The Development shall not discriminate on the basis of race, color, national origin, religion, sex, familial status or disability in the lease, use, or occupancy of the Development. Further the Development shall not deny admission to any person exclusively on the basis of such

person receiving rental assistance payments under a local, state, federal or other housing assistance program, including, but not limited to, Section 8 of the United States Housing Act of 1937 as amended.

- E. Uniformity of building design between affordable and market rate dwelling units. and
- F. Conformance with all other applicable standards in this DDC, except for deviations consistent with the requested Affordability Incentives.

**5. Qualifications and Incentives.**

- A. Affordability Incentive Qualifications. To qualify for an Affordability Incentive(s), the residential development must have set aside for affordable units, as defined under Subsection 2.12.2.D, a portion of the unit total equal to or greater than the percentage provided in Table 2.12-B for the requested number of Affordability Incentives.

TABLE 2.12-B: Number of Incentives Granted Per Percent of Units held Affordable				
Income Category	Percent of Units Affordable			
NUMBER OF INCENTIVES	1	2	3	4 or more
ELIH	5%	10%	15%	20%
VLIH	10%	15%	20%	25%
LIMIH	5%	10%	15%	20%
TOTAL PERCENT OF UNITS AFFORDABLE	20%	35%	50%	65%
DURATION OF AFFORDABILITY	20 years	30 years	40 years	45 years

- B. Affordability Incentives. Projects providing affordable units may request one or more of the following incentives, depending upon the income level of the targeted households and the percentage of affordable units set-aside as described in Table 2.12-B.

1. 20% reduction in minimum yard/setback requirements in the applicable zoning district in Section 3.2 – 3.5,
  - a. Townhome developments are not eligible for this incentive, but may instead receive a 20% reduction in open space requirements
2. 20% deviation from building coverage requirements in the applicable zoning district in Section 3.2 – 3.5,
3. 20% reduction in minimum lot width in the applicable zoning district in Section 3.2 – 3.5,
4. 20% reduction in minimum lot depth in the applicable zoning district in Section 3.2 – 3.5,
5. 20% reduction in minimum lot area in the applicable zoning district in Section 3.2 – 3.5,
6. 20% increase in maximum building height in the applicable zoning district in Section 3.2 – 3.5, provided the development is still in compliance with Section 7.10.6,
7. 20% reduction in minimum unit size for townhome, duplex, multifamily dwelling, and tiny home developments as defined in Subsection 5.3.3,

8. For multifamily dwellings, a 10 point reduction in the Landscaping Area Point System (development must provide at least two Elements from Section A and one Element from Section B, regardless of reduction) in Table 7.E,
9. A reduction or waiver in parking requirements from Table 7.9-I:
  - a. A reduction in parking requirements to not less than 1 parking space per affordable dwelling unit irrespective of the number of habitable rooms, or,
  - b. A reduction in parking requirements to not less than  $\frac{1}{2}$  parking space per affordable dwelling unit for dwelling units restricted to senior citizens, with senior being defined as those 62 years of age or older.

## 2.12 Affordability Incentives

### Public Feedback

#### Town Hall (30 Attendees)

- Wanted to see more incentive options
- Interested in Overlay districts
- Potential Incentive: No additional off-street parking for affordable rehabs
- Wanted to see stronger incentives, as well as bigger reward scale
  - Starting at 3 Incentives and scaling higher
- Emphasis that biggest incentive would be in reduction, waiving or reimbursement of impact fees or assistance paying for utilities
- Potential Incentive: Infill allowed by right
- Interested in seeing stronger incentives for small development

#### Virtual

##### Developer

1. Are any of these incentives something you could see your team utilizing on a new development in Denton?
  - a. *Definitely*
2. If so, which would you say you're most likely to find helpful, and which are you less likely to utilize?
  - a. *Parking, Setbacks, Height, and Landscaping are all things that we have been working through on our current applications that would be greatly helped by this incentive program. For the unit sizes and lot sizes these are things that are normally easier for us to meet because of the standards of the TDHCA program (with their set unit sizes normally being larger than city requirements)*
3. Do the affordability requirements offered in exchange strike you as fair for the incentive(s) being gained?
  - a. *Yes, this is similar to the Affordability Unlocked program that we have been utilizing in Austin that has helped us create great infill developments.*

##### Resident

- No (2)
  - "There is no such thing as affordable housing. The market dictates housing prices. It's the reality. You can call it affordable but it's just a marketing gimmick."
  - "The City of Denton has no business subsidizing or encouraging low income housing. Homelessness has escalated in recent years because the City has ignored the needs of the residents in favor of outsiders that have taken advantage of our way of life. The excessive building of high density apartments and housing developments has outstripped our infrastructure and led to increased crime and a drastic lowering of the standard of living in the City. Adding additional low income housing and high density

developments will only escalate these problems and turn our City into a "Northern South Dallas" with shooting and other violent crime present on a daily basis. Simply stated, there is no "right" to housing. The current ordinances are in place to protect the public from high density shanty town developments which inevitably arise when poor populations are crowded into small geographic areas. The type of individual that this high density development attracts is exactly the opposite of the type of individual we should be looking to attract to this city. Those of us who live here do not want to support housing welfare for the poor. Remember that our own taxes have doubled in the last 10 years with no reduction in sight, meaning that it is growing increasingly difficult to support our own residence in this city. We have no desire to subsidize housing that supports the influx of outsiders who cannot meaningfully contribute to the city. This amendment needs to be rejected by the city counsel and any person who has a hope of retaining a decent standard of living or safety in Denton."

- Yes (5)
  - "Denton needs more affordable housing and I think this is something that would help move the city in that direction"
  - "I'm excited about any amendments that may increase the amount of affordable housing in Denton. I want people from all walks of life to be able to reside in Denton and contribute to its economy and culture. By failing to pass amendments such as this one that will improve the housing market in Denton, one risks Denton becoming the sort of city where people who work there cannot afford to live there, which would detract seriously from both its economy and its characteristic charm."
  - "As a single mother of two, I am struggling to afford to live in Denton. The schools are amazing and I want to keep my children in these schools but rent increases make it almost impossible. Eventually I would like to buy a home but I just don't see how it would be possible without assistance."
  - "Although I am writing in my capacity as a Denton resident, I also work as a research and policy director for Texas Housers, a statewide low-income housing advocacy nonprofit. I support increasing the delivery of much needed units for lowest-income households through the Affordability Incentives program. Relaxing certain development restrictions in exchange for providing deeply affordable housing allows developers to produce the affordable units that low-income Denton residents need without having to stretch the use of limited public funding. My concerns and comments with the program as proposed are only presented in service of making the tool stronger and more effective, as I am fully in support of the City adopting such a tool. I encourage the City to ensure that the incentives offered to developers in exchange for income-restricted units are calibrated so that they will be desirable and feasible for developers. Making sure that several of the incentives offered (and the levels that those incentives are offered at) will be desirable to developers in different situations will make the program more flexible and effective. Regarding the affordability requirements, I applaud the proposal's focus on units that will be affordable for households making between 0-50% of AMI, and specifically including units affordable to households making <30% of AMI. Data consistently shows that households in Denton that are struggling the most to afford their housing are those with these very low and extremely low incomes. I am generally in favor of the way that model programs such as Austin's

Affordability Unlocked allow for some flexibility of income-restricted unit mix as long as certain baseline affordability requirements are met, and am slightly cautious about the fixed income level requirements. However, given that the unit share requirement for extremely low income households is so small already, I would not the City to make any changes to the proposal that would risk not incentivizing those much needed (and difficult to deliver) units. Regarding the affordability period, I strongly advocate a minimum affordability period of 30 years, similar to current federal programs. I recognize the way that the duration of affordability toggles up and down to mirror the number of incentives granted, but I do not see any reason why the City wouldn't be able to simply require a stronger affordability period (of 45 years) across the board. Finally, I would like to know more about the proposed monitoring and compliance plan, as this will be essential to ensuring the success of the program. We have seen similar tools in other cities be incredibly effective at incentivizing developers to produce deeply affordable housing without having to tap public funding. If the City of Denton can develop a tool that balances appropriate affordability levels with incentives that developers will want, this will be a powerful mechanism for producing deeply affordable housing in Denton. Thank you for your important work on this effort."

- "It's time we try something different. Make room for different housing."



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** PZ24-167, **Version:** 1

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### **AGENDA CAPTION**

Receive a report and hold a discussion regarding North Central Texas Council of Governments (NCTCOG) demographic projections update associated with the regional travel demand forecast model.



# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** August 14, 2024

### **SUBJECT**

Receive a report and hold a discussion regarding North Central Texas Council of Governments (NCTCOG) demographic projections update associated with the regional travel demand forecast model. (PZ24-167, Farhan Butt)

### **BACKGROUND**

North Central Texas Council of Governments (NCTCOG) is updating its demographic data sets for the base year of 2019. These data sets are crucial inputs for NCTCOG's aggregate regional travel demand forecast model, which guides regional transportation investment decisions.

The review aims to gather input on locations where the travel demand forecast model and the demographic growth projections process may not fully capture developments since 2019, the base year for these forecasts. Therefore, NCTCOG is seeking input from local jurisdictions regarding any updates to the data set and staff is currently working on this effort.

Transportation Services staff will present the NCTCOG's demographic growth projections and estimates to the Planning and Zoning Commission at their meeting on August 14, 2024, including addressing the following:

- Base Data
- County Level Forecast Targets
- Preliminary Demographics
- Estimated Traffic Congestion Levels
- Demand Flow – Paths of Least Resistance
- Local Review Process

### **EXHIBITS**

1. Agenda Information Sheet

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



# City of Denton

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## Legislation Text

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**File #: PZ24-155, Version: 1**

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### **AGENDA CAPTION**

Consider the approval of the July 17, 2024, and July 24, 2024, Planning and Zoning meeting minutes.

MINUTES  
PLANNING AND ZONING COMMISSION  
June 17, 2024

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, July 17, 2024, at 5:02 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, Desiree Padron, and Jordan Villarreal

ABSENT: Commissioner Kimberly Thaggard

**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 presented, and discussion was had:

2.A (CA24-0002) and 2.C (DCA24-0009)

The following item was presented, and no discussion was had:

2.B (DCA24-0008)

**3. Work Session Reports**

A. PZ24-131 Receive a report, hold a discussion, and give staff direction regarding amending the Denton Development Code to include Section 2.12: Affordable Housing Incentive Procedures.

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

The Work Session was adjourned at 5:35 p.m.

**SPECIAL CALLED MEETING**

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Special Called Meeting on Wednesday, July 17, 2024, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, Desiree Padron, and Jordan Villarreal

ABSENT: Commissioner Kimberly Thaggard

**1. PLEDGE OF ALLEGIANCE**

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

**2. PUBLIC HEARINGS**

- A. CA24-0002a Hold a public hearing and consider making a recommendation to City Council regarding an ordinance adopting the Southeast Denton Area Plan and amending the Denton 2040 Comprehensive Plan. The Southeast Denton Area Plan has an approximate boundary line of 800 feet north of East McKinney Street, 900 feet east of South Woodrow Lane, 700 feet south of Shady Oaks Drive, Dallas Drive to the south, and South Bell Avenue to the west, encompassing approximately 975 acres in the City of Denton, Denton County, Texas. (CA24-0002, Southeast Denton Area Plan, Julie Wyatt and Mia Hines)

Chair Ellis opened the public hearing.

City staff presented the item. Discussion followed.

Citizen comments will be listed on Exhibit A.

Discussion continued.

Chair Ellis closed the public hearing.

Commissioner Villarreal moved to approve the item as presented. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, Desiree Padron, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioner Kimberly Thaggard

- B. DCA24-0008 Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code Subchapter 2: Administration and Procedures Subsection 2.3.3B Planning and Zoning Commission Operational Procedures related to establishing an agenda item reconsideration process within the Planning and Zoning Commission Operational Procedures. (DCA24-0008, P & Z Reconsideration Process, Keisha Cyriaano)

Chair Ellis opened the public hearing.

City staff presented the item. Discussion followed.

Chair Ellis closed the public hearing.

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

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, Desiree Padron, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioner Kimberly Thaggard

- C. DCA24-0009 Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; amendments include but are not limited to Table 5.2-A: Table of Allowed Uses, Section 5.3.4: Public, Institutional, Religious, and Civic Uses Use-Specific Standards, Table 7.9-I: Minimum Required Off-Street Parking, and Section 9.2: Definitions related to the applicability and regulation of charter schools. (DCA24-0009, Charter School Uses, Erin Stanley)

Commissioner Cole moved to approve the item as presented. Motion seconded by Commissioner Padron. Motion carried.

AYES (4): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, and Desiree Padron

NAYS (1): Commissioner Jordan Villarreal

ABSENT (1): Commissioner Kimberly Thaggard

### **3. CONCLUDING ITEMS**

With no further business, the meeting was adjourned at 7:57 p.m.

X \_\_\_\_\_

Margie Ellis, Planning and Zoning Commission Chair

Date

X \_\_\_\_\_

Cathy Welborn, Administrative Assistant III

Date

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

July 17, 2024 Planning and Zoning Meeting - EXHIBIT A

Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone

Name	Address	Agenda Item	Position	Method	Comments
Charles Patrick Lee	Not Stated	CA24-0002a	Not Stated	In Person	This is not going to address the issue at all because the problem here is this happening all over the country. Stated he is not from here, he is from New Jersey and the problem here is really the Federal Governments problem because they are not balancing a budget and they keep printing endless money and that why you have the gentlemen over here talking about he bought a house for \$100,000.00 and now it cost \$300,000.00 because that's how much the dollar has fallen in value and its going to keep falling in value until someone in Washington starts balancing a budget and stop spending money to where people have to get taxed. Stated he moved to Texas because he couldn't afford New Jersey anymore. This plan is not going to do anything its going to keep the prices going up because the Country is bankrupt and know one wants to live within their means.
Colette Johnson	327 Ruth Street, Denton, 76205	CA24-0002a	Support	In Person	Stated she is president of the Southeast Denton Neighborhood Association Community group is here to back Julie because they did put the information out. Every single month they were at the meetings for a whole year and those that attended the meetings knew what was going on. Stated City Staff was at the National Night Out, American Legion Hall, and Juneteenth. But some people just don't get involved to know what is going on until its to late. But she is just here to say that Julie has been at the meetings every month, this information was out, they did go to the churches may not have gone to every church but they did come out to the churches. Some people say Clara's is not a restaurant but City Staff was there. The information was brought out, is sorry if everybody didn't know about it but we have those meetings every month and has personally invited people to those meetings and tried to get people involved. Provided the Southeast Denton Neighborhood Association Community meeting dates and times.
Donald McDade	926 E Prairie Street, Denton, 76205	CA24-0002a	Support	In Person	Is here in support of the plan but with a caveat. The caveat is he is here to support the plan as it is presented July 17, 2024. Understand we are looking at the 2040 plan which is 16 years away a lot the neighborhood is skeptical because of homeowners like himself who are 60, 70, and 80 plus and that one thing the City has that we don't and that's all the time in the world. Our biggest concern is the value of homes and the taxes. Stated to be honest with you I don't see this plan going anywhere in the next 16 years and hates to say it but as he sat on the board and heard other communities present to us its not what we got and could see that happening here. His biggest concern is and has said it all along come in say what you mean, mean what you say, the last 100 years you talk about distrust doesn't really see that changing. I tell people all the time that contract here are written in pencil and invisible ink.
Karen Thomas	1212 McDonald Drive, Denton, 76205	CA24-0002a	Not Stated	In Person	Has a question about how much land Southeast Denton is losing in all of this. Wanted to know when the City quit working on all the sidewalks that haven't been completed and where do all the Southeast Denton residents eat. Also wanted to know about the new complex going up when you are driving down Duncan going onto Lakey and how much is the rent on those apartments going to be.
L. Awtrey	1008 Scott Drive, Denton, 76205	CA24-0002a	Support	In Person	Questioned if future City Council make their own plan or disregard which so much time and effort has gone into the Area Plan.
Stephen Richard	1106 Morse Street, Denton, 76205	CA24-0002a	Not Stated	In Person	His question is the communication and transparency about the plan, because he is one of the individuals that found out about this as well. Been a member and resident of Southeast Denton for twenty years and no he not the most in engaged on what is going on with his community. The concern he has is it was stated that staff was restaurants but we really don't have any restaurants. Then what communication was sent out about the meetings regarding the Southeast Denton Community and future developments. He feels if you want to have a really good communication and get a full scope of everybody in the community go to the churches. Nobody went to the churches, beauty shops or barber shops nobody went to those place that really have a solid figure or pulse of our neighborhood where we go and talk. Stated its harder for the younger generation to be a participant if they aren't aware of them. Stated if we could get a little bit more of transparency and open communication that would be fantastic.

Willie Sellers	930 Scott Drive, Denton 76205	CA24-0002a	Not Stated	In Person	<p>Shares some of the same concerns that Mr. McDade has. Asked who was on the Steering Committee and if it was only City employees. Pulled up a list that are people that work for the City and external partners. Spoke about 4.2 in the Neighborhood Revising Strategy Area, asked if the County owns property within Southeast Denton. Also reference action 6.2 when he looks at the structure you have there for bike trails and etc.. and Mr. McDade mentioned that the people are going to be 60 and 70 years old those people are not going to be able to use those type of investments. The only thing I could see happening in Southeast Denton is a microcosm of what happened in Quakertown and don't get him wrong he's not in opposition of improvement, but the improvements have to have a value added for the remaining people that are going to be there that can't go anywhere else. Because as Mr. McDade stated the property value is going up and up and up. Another thing is he sees Southeast Denton being targeted as a Habitat for Humanity Area. Spoke with Ms. Hines about that and shared with her that the only thing Southeast Denton is that it is the cheapest land in Denton currently. Another thing he noticed is that the Downtown area is moving toward Southeast Denton, because you can't go North because TWU owns all that, you can't go west because you got the Historic District and UNT so you have to come get us but what he is saying is you are going to create an additional problem. Asked what the targeted areas are?</p>
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MINUTES  
PLANNING AND ZONING COMMISSION  
July 24, 2024

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, July 24, 2024, at 5:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, Kimberly Thaggard, and Jordan Villarreal

ABSENT: Commissioners Desiree Padron

**WORK SESSION**

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

None

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

The following item withdrawn by the applicant:

3.C (FP24-0025)

The following items were presented, and discussion was had:

3.D (FP24-0024a), 3.F (FP24-0023b), 4.D (CA24-0001), and 4.E (Z24-0009)

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

3.A (FR24-0005), 3.B (PP24-0003), 3.E (FP24-0026), and 4.C (S23-0001)

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

4.A (PD23-0001a) and 4.B (Z22-0018a)

**3. Work Session Reports**

A. PZ24-089a Receive a report and hold a discussion related to amending the Denton Development Code to establish a Community Engagement Incentive participation process including offering potential development process incentives associated with Memorandum of Understandings.

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

The Work Session was adjourned at 5:44 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, July 24, 2024, at 6:31 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, Kimberly Thaggard, and Jordan Villarreal

ABSENT: Commissioners Desiree Padron

### **1. PLEDGE OF ALLEGIANCE**

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

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

A. PZ24-135 Consider approval of the June 26, 2024, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the June 26, 2024, Planning and Zoning meeting minutes. Motion seconded by Vice-Chair Pruett. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioner Desiree Padron

### **3. ITEMS FOR INDIVIDUAL CONSIDERATION**

A. FR24-0005 Consider a request by Kimley-Horn & Associates, on behalf of Forestar Group for a Final Replat of Eagle Creek Phase 3B. The approximately 36.07-acre site is generally located 0.5 miles east of South Bonnie Brae Street and north of Roselawn Drive in the City of Denton, Denton County, Texas. (FR24-0005, Eagle Creek Phase 3B, Bryce Van Arsdale)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of August 14, 2024. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioner Desiree Padron

- B. PP24-0003 Consider a request by Kimley-Horn & Associates, on behalf of Vandemith Developers LTD for a Preliminary Plat of Grand Parkside. The approximately 19.15-acre site is generally located 266.11 feet east of Country Club Road and north of Hobson Lane in the City of Denton, Denton County, Texas. (PP24-0003, Grand Parkside, Bryce Van Arsdale)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of August 14, 2024. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioner Desiree Padron

- C. FP24-0025 Consider a request by Stonehawk Capital Partners, LLC for a Final Plat of the Sereno Village Addition. The 18.235-acre site is generally located at the northwest corner of East University Drive (US 380) and Old North Road, in the City of Denton, Denton County, Texas. (FP24-0025, Sereno Village Addition, Mia Hines).

The item was withdrawn by the applicant. No action was taken.

- D. FP24-0024a Consider a request by Claudio Segovia of Johnson Volk Consulting, on behalf of the property owner, for a Final Plat of Sage Creek Townhomes. The approximately 23.849-acre site is generally located at the northwest corner of the intersection of Audra Lane and Lattimore Street, in the City of Denton, Denton County, Texas. (FP24-0024a, Sage Creek Townhomes, Sean Jacobson)

City staff presented the item. No discussion followed.

Commissioner Cole moved to approve the extension of the item to date certain of August 14, 2024. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioner Desiree Padron

- E. FP24-0026 Consider a request by Reece Flanagan of Flanagan Land Solutions, LLC, on behalf of the property owner, for a Final Plat of Acintyo Ventures Addition, Lots 1 and 2, Block 1. The approximately 0.300-acre site is generally located on the south side of Fannin Street, approximately 105 feet east of the intersection of Fannin Street and South Avenue B, in the City of Denton, Denton County, Texas. (FP24-0026, Acintyo Ventures Addition, Sean Jacobson)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of August 14, 2024. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioner Desiree Padron

- F. FP24-0023b Consider a request by Barron Stark Engineers, on behalf of JVAC Properties LLC, for approval of a Final Plat of Lot 1, Block A Riviera Addition. The approximately 15-acre tract is generally located on the north side of Fishtrap Rd, approximately 259.2 feet west of Greenleaf Circle in the City of Denton, Denton County, Texas. (FP24-0023b, Water Line Extension Riviera, Matt Bodine)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of August 14, 2024. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioner Desiree Padron

#### **4. PUBLIC HEARINGS**

- A. PD23-0001 Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, 195 Denton Partners, LLC to rezone approximately 26.151 acres from Residential 2 (R2) zoning district to Overlay Planned Development with Mixed-Use Neighborhood (PD-MN) base zoning district. The subject site is generally south of Corbin Road and 1,066 feet east of I35-W within the City of Denton, Denton County, Texas. (PD23-0001a, Denton 195 Planned Development Overlay, Angie Manglaris) STAFF IS REQUESTING THIS ITEM BE POSTPONED TO THE AUGUST 14, 2024 MEETING.

Chair Ellis opened the public hearing.

The item was not presented or discussed.

Vice-Chair Pruett moved to postpone the item to a date certain of August 14, 2024. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioner Desiree Padron

- B. Z22-0018a Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, 195 Denton Partners, LLC to rezone approximately 166.1 acres from Residential 2 (R2) zoning district to Mixed-Use Neighborhood (MN) zoning district and Public Facilities (PF) zoning district. The subject site is generally located at the southeast corner of I35-W and Corbin Road in the City of Denton, Denton County, Texas. (Z22-0018a, Denton 195, Angie Manglaris) STAFF IS REQUESTING THIS ITEM BE POSTPONED TO THE AUGUST 14, 2024 MEETING.

Chair Ellis opened the public hearing.

The item was not presented or discussed.

Vice-Chair Pruett moved to postpone the item to a date certain of August 14, 2024. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioner Desiree Padron

- C. S23-0001 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 Multifamily use on approximately 2.4 acres of land, generally located on the south side of North Elm Street approximately 560 feet east of Riney Road in the City of Denton, Denton County, Texas (S23-0001, 3301 N Elm Multifamily, Ashley Ekstedt)

Chair Ellis opened the public hearing.

City staff presented the item. Discussion followed.

Chair Ellis closed the public hearing.

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

AYES (4): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, and Kimberly Thaggard

NAYS (1): Commissioner Jordan Villarreal

ABSENT (1): Commissioner Desiree Padron

- D. CA24-0001 Hold a public hearing and consider making a recommendation to City Council regarding a request by Kimley-Horn on behalf of the property owner, Dentex Land, Cattle, and Energy LP, for a Comprehensive Plan Amendment to modify the Future Land Use Map to change the designation from Rural Areas to Moderate Residential and Community Mixed Use. The approximately 92.382-acre site is generally located north of Johnson Lane, south of Allred Road, and 2,325 feet east of John Paine Road in the City of

Denton, Denton County, Texas. (CA24-0001, Dentex Comprehensive Plan Amendment, Angie Manglaris)

Chair Ellis opened the public hearing.

City staff presented the item. Discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Ellis closed the public hearing.

Commissioner Cole moved to approve the item as presented. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (3): Chair Margie Ellis, and Commissioners: Jason Cole, and Kimberly Thaggard,

NAYS (2): Vice-Chair Eric Pruett and Commissioner Jordan Villarreal

ABSENT (1): Commissioner Desiree Padron

Chair Ellis recessed the Regular Meeting at 7:16 p.m.

Chair Ellis reconvened the Regular meeting at 7:25 p.m.

- E. Z24-0009 Hold a public hearing and consider making a recommendation to City Council regarding a request by Kimley-Horn on behalf of the property owner, Dentext Land, Cattle, and Energy LP, to rezone approximately 92.382 acres from Rural Residential (RR) zoning district to Mixed Use Neighborhood (MN) zoning district and Residential 6 (R6) zoning district. The subject site is generally located north of Johnson Lane, south of Allred Road and 2,325 feet east of John Paine Road to the City of Denton, Denton County, Texas. (Z24-0009, Dentex Rezoning, Angie Manglaris)

Chair Ellis opened the public hearing.

City staff presented the item. Discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Ellis closed the public hearing.

Commissioner Cole moved to approve the item as presented. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (3): Chair Margie Ellis, and Commissioners: Jason Cole, and Kimberly Thaggard,

NAYS (2): Vice-Chair Eric Pruett and Commissioner Jordan Villarreal

ABSENT (1): Commissioner Desiree Padron

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

- A. PZ24-107: Staff provided updates regarding the matrix, City Council outcomes, and area plans. No items were added to the matrix.

**6. CONCLUDING ITEMS**

With no further business, the meeting was adjourned at 7:40 p.m.

X \_\_\_\_\_  
Margie Ellis, Planning and Zoning Commission Chair Date

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

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

July 24, 2024 Planning and Zoning Meeting - EXHIBIT A

Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone

Name	Address	Agenda Item	Position	Method	Comments
Thomas Fletcher	6160 Warren Parkway, Frisco 75034	4.D (CA24-0001) 4.E (Z24-0009)	Support	In Person	Stated he has worked with Hughes for quit sometime. As the Hughes mentioned we have had numerous meetings with the City just to get them familiar with the process. They are land owners not developers and they wanted to make sure they were understanding of the process and making the decision to move forward with Annexation and now the Comp Plan amendment and zoning change request. Thanked Angie and showed the proposed zoning map along with the mobility plan so that it gives a real picture of what this area is going to evolve into.
Alan Hughes	6150 Allred Road, Denton 76226	4.D (CA24-0001) 4.E (Z24-0009)	Support	In Person	We are the owners along with our parents of Dentex Land Cattle and Energy LP. Have owned the tract for thirty years, his sister currently operates a farm there JM Prosperity Farm Rustic Barn Venue. Lifelong residents of Denton County and have seen the tremendous growth first hand. Over the last ten years as development has started to move closer and closer to the farm and our parents have aged we have discussed more about the future of the farm and knowing at some point it would make sense to develop into something more. With Country Lakes North now at our south property line and Sagebrook moving closer from the east we believe now is the right time to position our property to develop in a manner that will make our family legacy proud. Have had several meetings with the City to discuss concerns which included the Annexing into the City, his sister ability to continue to operate the venue and live on the property and the uncertainty of the zoning process. In hearing that his sister and business wouldn't be impacted and staff would be supportive of zoning that is compatible with Country Lakes, Sagebrook, and the adjacent portion of Hunter Ranch it obliterated some of our concerns. Continued to state as staff stated the Annexation was finalized last week on July 16, 2024. They requested the support of the Commission.
Angela Dominguez	6250 Allred Road, Argyle, 76226	4.D (CA24-0001) 4.E (Z24-0009)	Support	In Person	Stated her and her husband first met the Hughes in 1998 when we bought 35 acres next to them. Have known them to be wonderful neighbors and stewards of the land. Jan and Alan were kind enough to share their ideas for their properties next chapter with us and as a neighbor and civil engineer I found it to be a very thoughtful concept and legacy to their family and a proposed addition to the City of Denton. I whole heartily support their land use and zoning request.



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** FP24-0024b, **Version:** 1

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### **AGENDA CAPTION**

Consider a request by Claudio Segovia of Johnson Volk Consulting, on behalf of the property owner, for a Final Plat of Sage Creek Townhomes. The approximately 23.849-acre site is generally located at the northwest corner of the intersection of Audra Lane and Lattimore Street, in the City of Denton, Denton County, Texas. (FP24-0024b, Sage Creek Townhomes, Sean Jacobson)



**AGENDA INFORMATION SHEET**

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** August 14, 2024

**SUBJECT**

Consider a request by Claudio Segovia of Johnson Volk Consulting, on behalf of the property owner, for a Final Plat of Sage Creek Townhomes. The approximately 23.849-acre site is generally located at the northwest corner of the intersection of Audra Lane and Lattimore Street, in the City of Denton, Denton County, Texas. (FP24-0024b, Sage Creek Townhomes, Sean Jacobson)

**BACKGROUND**

The purpose of this Final Plat is to establish 163 residential townhome lots and 9 common area lots, dedicate easements and dedicate right-of-way. The subdivision will have two points of access on Lattimore Street.

Initial Application Date:	May 29, 2024
Planning & Zoning Commission Meeting:	June 26, 2024
Days in Review:	29 Days
Extension Approved:	June 26, 2024
Planning & Zoning Commission Meeting:	July 24, 2024
Days in Review:	28 Days
Extension Approved:	July 24, 2024
Planning & Zoning Commission Meeting:	August 14, 2024
Days in Review:	21 Days

This application is being considered under TX LGC 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699.

**OPTIONS**

1. Approve as submitted
2. Deny with reasons

**RECOMMENDATION**

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

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

Date	Council, Board, Commission	Request	Action
June 26, 2024	Planning & Zoning Commission	Sage Creek Townhomes (FP24-0024)	Extension approved

July 24, 2024	Planning & Zoning Commission	Sage Creek Townhomes (FP24-0024a)	Extension approved
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**PUBLIC OUTREACH**

No public outreach is required for a Final Plat.

**DEVELOPER ENGAGEMENT DISCLOSURES**

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

**EXHIBITS**

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

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

Prepared by:  
Sean Jacobson  
Associate Planner

# Planning Staff Analysis

## FP24-0024b / Sage Creek Townhomes

### Planning & Zoning Commission

**REQUEST:**

Final plat for an approximately 23.849-acre site

**APPLICANT:**

Claudio Segovia on behalf of the property owner.

**RECOMMENDATION:**

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

## Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p><b>a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>The Final Plat meets all review criteria.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>The Final Plat meets all review criteria as described below in Criteria 14, 15, and 16.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>There is no conflict.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>2. Prior Approvals</b>			
<p><b>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 436 1203 531" style="border: 1px solid black; padding: 5px;"> <p>The proposed development is consistent with the terms and conditions of prior approvals that remain in effect.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b></p> <p><b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b></p> <p><b>Findings:</b></p> <div data-bbox="261 789 1198 930" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1146 1190 1230" style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, and strategies for this site.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1514 1185 1619" style="border: 1px solid black; padding: 5px;"> <p>The overall goals of the Comprehensive Plan are met with the proposed Final Plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>4. Compliance with this DDC</b>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b>  <b>Findings:</b></p> <div data-bbox="250 348 1146 478" style="border: 1px solid black; padding: 5px;"> Proposed Final Plat complies with all applicable standards in the DDC. </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b>  <b>Findings:</b></p> <div data-bbox="250 636 1149 705" style="border: 1px solid black; padding: 5px;"> The Final Plat was submitted at an adequate level of detail. </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. Compliance with Other Applicable Regulations</b>			
<p><b>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</b>  <b>Findings:</b></p> <div data-bbox="250 997 1117 1094" style="border: 1px solid black; padding: 5px;"> Proposed Final Plat complies with all applicable other city, federal, and state regulations. </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. Consistent with Interlocal and Development Agreements</b>			
<p><b>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</b>  <b>Findings:</b></p> <div data-bbox="250 1333 1117 1396" style="border: 1px solid black; padding: 5px;"> No interlocal or development agreements apply to this development. </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7. Minimizes Adverse Environmental Impacts</b>			
<p><b>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</b>  <b>Findings:</b></p> <div data-bbox="250 1671 1117 1768" style="border: 1px solid black; padding: 5px;"> Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable. </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			
<p><b>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 369 1117 495" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>			
<p><b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 720 1117 835" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			
<p><b>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1167 1133 1266" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat has been determined to be compliant with all applicable standards and specifications.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>			
<p><b>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1577 1117 1749" style="border: 1px solid black; padding: 5px;"> <p>Adequate road capacity has been for the proposed Final Plat. The proposed uses have been determined to be designed to ensure safe ingress and egress and safe road conditions around the site.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

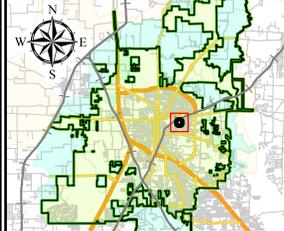
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>12. Provides Adequate Public Services and Facilities</b>			
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Adequate public service and facility capacity exists to serve the uses proposed by this Final Plat, while maintaining adequate levels of service to existing development.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. Rational Phasing Plan</b>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>No phasing plan is proposed.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p><b>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat conforms to the approved preliminary plat.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15. Whether the development will substantially comply with all requirements of this DDC.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Proposed Final Plat has been determined to substantially comply with all requirements of this DDC.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Proposed Final Plat has been determined to comply with applicable technical standards and specifications adopted by the City.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# FP24-0024 Site Location



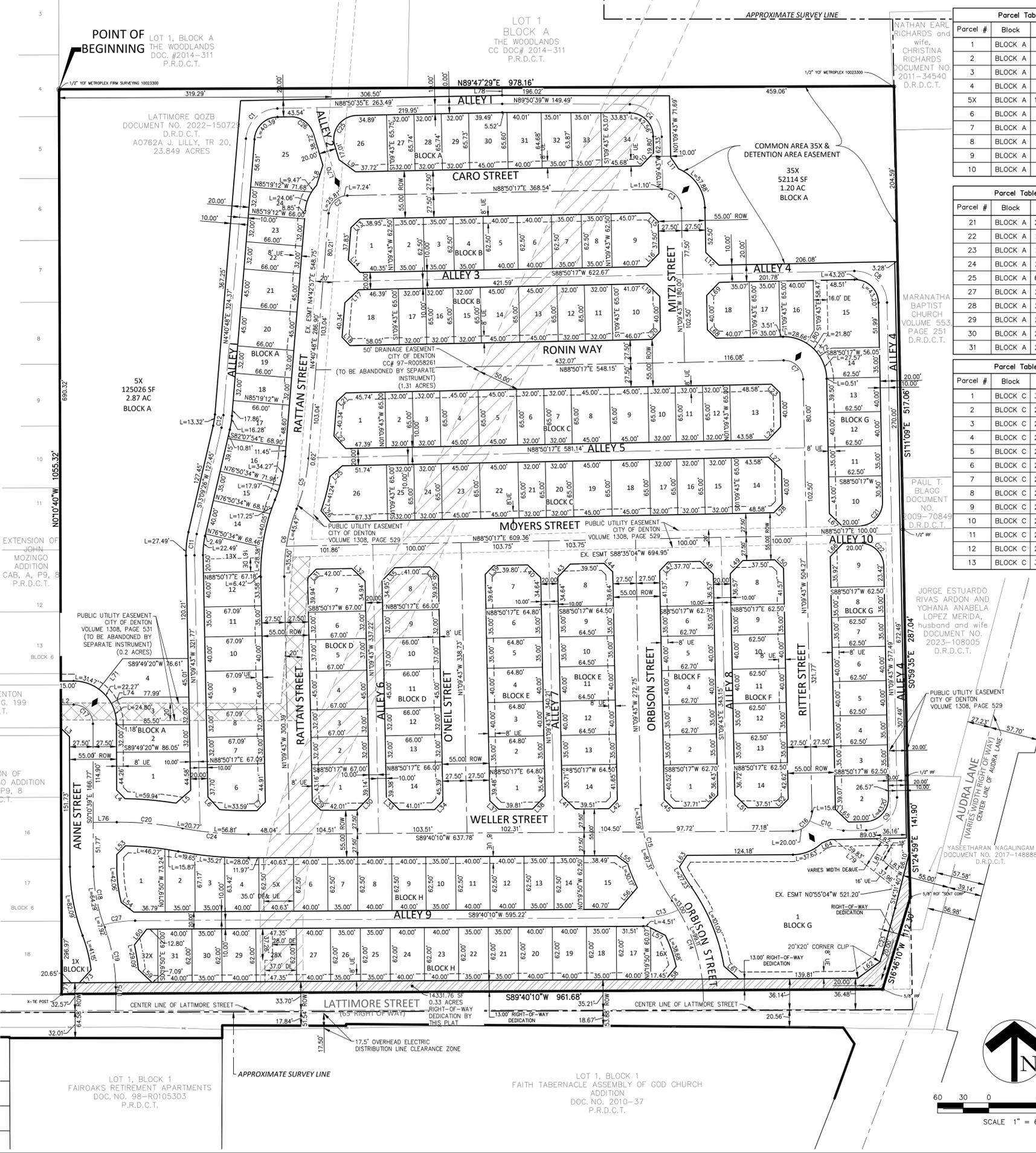
- Roads
- Parcels
- COD
- ETJ
- ETJ 2
- NAA 8/1/20
- NAA 8/1/40



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

**NOTES:**

- NO PORTION OF THE PROPOSED DEVELOPMENT LIES WITHIN THE 100-YR FLOODPLAIN PER FEMA FIRM PANEL NUMBER 0380G, MAP NUMBER 48121C0380G, DATED APRIL 18, 2011.
- SITE WILL BE SERVED THROUGH CITY OF DENTON WATER/SEWER.
- THERE IS TOTAL OF 3,347.5 INCHES DBH OF PROTECTED TREES TO BE PRESERVED ON THIS SITE. FUTURE LAND DISTURBING ACTIVITY SHALL NOT IMPACT AND/OR DAMAGE TREES MARKED FOR PRESERVATION ON THE ACCOMPANYING PRESERVATION PLAN. NO PERMITS FOR CONSTRUCTION ACTIVITY SHALL BE ISSUED FOR THIS PROPERTY UNTIL THE REQUIRED TREE PROTECTION MEASURES PER SECTION 7.7.4.D OF THE DEVELOPMENT CODE OF THE CITY OF DENTON ARE IN PLACE. PRESERVED TREES ARE LOCATED ON:
  - Lot 5X, Block A - 3,347.5 inches
- REDUCED LOT AREAS, WIDTHS, AND DEPTHS, ARE APPROVED CONTINGENT ON THESE LOTS BEING DEVELOPED WITH TOWNHOMES, AS THE USE IS DEFINED BY DDC 9.2, PER DDC 3.7.2A.2. IF A USE OTHER THAN TOWNHOMES IS PROPOSED, THIS PROPERTY WILL NEED TO BE REPLATED WITH LOTS THAT MEET ALL MINIMUM DIMENSIONAL STANDARDS FOR THE R6 ZONING DISTRICT. ALL PROPOSED ALLEYS SHALL BE FOR CITY OF DENTON AND PUBLIC USE. THE COMMON AREA LOTS (5X, 13X, 35X, BLOCK A; 1, BLOCK G; 5X, 16X, 28X, 32X, BLOCK H; 1X, BLOCK I) ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION IN ACCORDANCE WITH HOMEOWNER'S ASSOCIATION DOCUMENTS FILED WITH DENTON COUNTY ( ). THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF DENTON SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEEES, AND SUCCESSORS. THE DRAINAGE AND/OR DETENTION EASEMENTS WITHIN THE LIMITS OF THIS ADDITION, SHALL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE HOMEOWNER'S ASSOCIATION, AS APPLICABLE. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF EASEMENTS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENTS, 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/OR DETENTION EASEMENTS, UNLESS APPROVED BY THE CITY. THE OWNERS SHALL KEEP THE DRAINAGE EASEMENTS 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 TO INGRESS AND EGRESS FOR THE PURPOSES 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/OR DETENTION EASEMENTS 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 HOMEOWNER'S ASSOCIATION WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE HOMEOWNER'S ASSOCIATION FOR REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND/OR DETENTION 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 EASEMENTS OR OTHERWISE.
- CITY OF DENTON STAFF SHALL HAVE ACCESS TO SITE FOR NECESSARY INSPECTIONS DURING DEVELOPMENT.
- LOT 1, BLOCK G SHALL NOT BE USED AS RESIDENTIAL LOT.
- THE PURPOSE OF THIS PLAT IS TO CREATE 163 RESIDENTIAL LOTS & 9 COMMON AREA LOTS AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
- PRIVATE IMPROVEMENTS CANNOT ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.
- 50' DRAINAGE EASEMENT (C/C 97-0058261) TO BE ABANDONED BY SEPARATE INSTRUMENT FOLLOWING ACCEPTANCE OF ALL PUBLIC IMPROVEMENTS.



**Parcel Table**

Parcel #	Block	SF	AC.
1	BLOCK A	4725	0.11
2	BLOCK A	2745	0.06
3	BLOCK A	2770	0.06
4	BLOCK A	4242	0.10
5X	BLOCK A	125026	2.87
6	BLOCK A	3465	0.08
7	BLOCK A	2147	0.05
8	BLOCK A	2147	0.05
9	BLOCK A	3019	0.07
10	BLOCK A	2684	0.06

**Parcel Table**

Parcel #	Block	SF	AC.
11	BLOCK A	2348	0.05
12	BLOCK A	2684	0.06
13X	BLOCK A	2517	0.06
14	BLOCK A	2708	0.06
15	BLOCK A	2454	0.06
16	BLOCK A	3019	0.07
17	BLOCK A	3114	0.07
18	BLOCK A	2112	0.05
19	BLOCK A	2112	0.05
20	BLOCK A	2970	0.07

**Parcel Table**

Parcel #	Block	SF	AC.
21	BLOCK A	2970	0.07
22	BLOCK A	2112	0.05
23	BLOCK A	2112	0.05
24	BLOCK A	2155	0.05
25	BLOCK A	6070	0.14
27	BLOCK A	2104	0.05
28	BLOCK A	2104	0.05
29	BLOCK A	2104	0.05
30	BLOCK A	2104	0.05
31	BLOCK A	2606	0.06

**Parcel Table**

Parcel #	Block	SF	AC.
32	BLOCK A	2250	0.05
33	BLOCK A	2222	0.05
34	BLOCK A	3519	0.08
35X	BLOCK A	52114	1.20

**Parcel Table**

Parcel #	Block	SF	AC.
1	BLOCK C	3678	0.08
2	BLOCK C	2080	0.05
3	BLOCK C	2080	0.05
4	BLOCK C	2925	0.07
5	BLOCK C	2925	0.07
6	BLOCK C	2080	0.05
7	BLOCK C	2080	0.05
8	BLOCK C	2925	0.07
9	BLOCK C	2925	0.07
10	BLOCK C	2080	0.05
11	BLOCK C	2080	0.05
12	BLOCK C	2080	0.05
13	BLOCK C	3645	0.08

**Parcel Table**

Parcel #	Block	SF	AC.
14	BLOCK C	3645	0.08
15	BLOCK C	2080	0.05
16	BLOCK C	2080	0.05
17	BLOCK C	2080	0.05
4	BLOCK D	3015	0.07
5	BLOCK D	2479	0.06
6	BLOCK D	2144	0.05
7	BLOCK D	3184	0.07
8	BLOCK D	3134	0.07
9	BLOCK D	2112	0.05
10	BLOCK D	2442	0.06
11	BLOCK D	2970	0.07
12	BLOCK D	2112	0.05
13	BLOCK D	2112	0.05
14	BLOCK D	3460	0.08



**Parcel Table**

Parcel #	Block	SF	AC.
1	BLOCK B	3098	0.07
2	BLOCK B	2188	0.05
3	BLOCK B	2188	0.05
4	BLOCK B	2188	0.05
5	BLOCK B	2500	0.06
6	BLOCK B	2500	0.06
7	BLOCK B	2187	0.05
8	BLOCK B	2187	0.05
9	BLOCK B	3279	0.08
10	BLOCK B	3482	0.08

**Parcel Table**

Parcel #	Block	SF	AC.
1	BLOCK E	3074	0.07
2	BLOCK E	2268	0.05
3	BLOCK E	2592	0.06
4	BLOCK E	2592	0.06
5	BLOCK E	2268	0.05
6	BLOCK E	2268	0.05
7	BLOCK E	3054	0.07
8	BLOCK E	3039	0.07
9	BLOCK E	2258	0.05
10	BLOCK E	2257	0.05
11	BLOCK E	2580	0.06
12	BLOCK E	2580	0.06
13	BLOCK E	2257	0.05
14	BLOCK E	3139	0.07

**Parcel Table**

Parcel #	Block	SF	AC.
1	BLOCK F	3432	0.08
2	BLOCK D	2144	0.05
3	BLOCK D	2144	0.05
4	BLOCK D	3015	0.07
5	BLOCK D	2479	0.06
6	BLOCK D	2144	0.05
7	BLOCK D	3184	0.07
8	BLOCK D	3134	0.07
9	BLOCK D	2112	0.05
10	BLOCK D	2442	0.06
11	BLOCK D	2970	0.07
12	BLOCK D	2112	0.05
13	BLOCK D	2112	0.05
14	BLOCK D	3460	0.08

**FINAL PLAT  
SAGE CREEK  
TOWNHOMES**

FP24-0024  
23.849 AC  
1,038,876 SF  
ZONED: R-6  
LOTS 1-4, 5X, 6-12, 13X, 14-34, 35X BLOCK A;  
LOTS 1-18, BLOCK B; LOTS 1-26, BLOCK C  
LOTS 1-14, BLOCK D; LOTS 1-14, BLOCK E  
LOTS 1-14 BLOCK F; LOT 1 AMENITY CENTER LOT,  
LOTS 2-18, BLOCK G;  
LOTS 1-4, 5X, 6-15, 16X, 17-27, 28X, 29-31, 32X,  
BLOCK H;  
LOT 1X, BLOCK I  
TOTAL RESIDENTIAL LOTS - 163  
TOTAL COMMON AREA LOTS - 9  
OUT OF THE  
J. LILLY SURVEY, ABSTRACT NO. 762  
CITY OF DENTON,  
DENTON COUNTY, TEXAS  
16 July 2024

**BENCHMARK NO. 1:**  
FOUND CITY OF DENTON MONUMENT LOCATED ON THE TOP OF LARGE HEADWALL FOR STORM STRUCTURE ON THE SOUTHWEST SIDE OF NOTTINGHAM DRIVE APPROXIMATELY 289 FEET SOUTHWEST OF THE RAILROAD CROSSING AT NOTTINGHAM DRIVE  
ELEVATION = 618.57' (NAD83) 617.00' (NAVD88)

**BENCHMARK NO. 2:**  
FOUND MAG NAIL AT THE CENTER AND NORTH EDGE OF A CURB INLET LOCATED APPROXIMATELY 103 FEET EAST OF THE INTERSECTION OF AUDRA LANE AND NOTTINGHAM DRIVE  
Elev. = 618.04  
ELEVATION = 618.04' (NAD83) 616.47' (NAVD88)

**BENCHMARK NO. 3:**  
FOUND PK NAIL AT THE CENTERLINE INTERSECTION OF RED OAK COURT AND MULKEY LANE LOCATED IN MEADOW OAKS ADDITION, THIRD SECTION.  
ELEVATION = 642.73' (NAD83) 641.17' (NAVD88)

**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 OFFICIAL WITH SPECIFIC QUESTIONS.

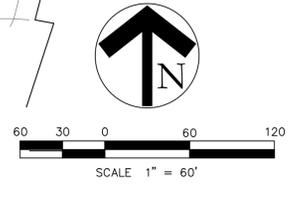
**LEGEND**

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- IRF
- Street Name Change
- Drainage Easement
- Utility Easement
- Right-Of-Way
- Building Line
- Control Monument
- Curve No.
- Esmt
- IRF
- Line No.
- Square Feet
- Ac

D.R.D.C.T. = Deed Records of Denton County, Texas  
P.R.D.C.T. = Official Public Records of Denton County, Texas

**LINE TYPE LEGEND**

- BOUNDARY LINE
- PROPOSED ROW
- EXISTING EASEMENT
- PROPOSED EASEMENT
- OVERHEAD ELEC
- DRAINAGE EASEMENT TO BE ABANDONNEMED
- UTILITY EASEMENT TO BE ABANDONNEMED
- ROW DEDICATION



**Owner/Applicant:**  
Lattimore QOZB LLC  
181 Grand Ave, Suite 200  
Southlake, TX 76092  
Phone: 248-220-0440  
Contact: Vasant Makineni  
Email: makineni@batteryalexander.com

**Engineer/Surveyor:**  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3102  
Contact: Claudio Segovia  
Email: claudio.segovia@johnsonvolk.com

**JOHNSON VOLK CONSULTING**  
10915.LS.Engineering.Firm.No. 11962 | Land Surveying.Firm.No. 10194933  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

RECORDING INFORMATION

LEGAL DESCRIPTION

23.849 ACRES  
LATTIMORE QOZB LLC

BEING ALL THAT TRACT OF LAND SITUATED IN THE J. LILLY SURVEY, ABSTRACT NUMBER 762, AND BEING A PORTION OF THAT TRACT OF LAND REFERRED TO AS TRACT ONE, CONVEYED TO AGUILAR PROPERTIES, INC., ACCORDING TO THE DOCUMENT FILED OF RECORD IN DOCUMENT NUMBER 2004-49868, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, (R.P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "METROPLEX FIRM SURVEYING 10023300" FOUND IN THE WEST LINE OF SAID TRACT ONE, SAME BEING COMMON WITH THE EAST LINE OF THE JOHN MOZINGO ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT FILED OF RECORD IN CABINET A, PAGE 8, PLAT RECORDS DENTON COUNTY, TEXAS (P.R.D.C.T.) AND BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, THE WOODLANDS, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT FILED OF RECORD IN COUNTY CLERK'S DOCUMENT NUMBER 2014-311, (P.R.D.C.T.) FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 89° 47' 29"EAST, WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 978.16 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "METROPLEX FIRM SURVEYING 10023300" FOUND IN THE WEST LINE OF THAT CALLED 0.9943 ACRE TRACT CONVEYED TO NATHAN EARL RICHARDS, ET UX, ACCORDING TO THE DOCUMENT FILED OF RECORD IN DOCUMENT NUMBER 2011-34540, (R.P.R.D.C.T.) SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1 AND COMMON NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 01° 11' 09"EAST, WITH THE EAST LINE OF SAID TRACT ONE, A DISTANCE OF 517.06 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF SAID TRACT ONE, SAME BEING COMMON WITH THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO PAUL T. BLAGG, ACCORDING TO THE DOCUMENT FILED OF RECORD IN DOCUMENT NUMBER 2009-70849, (D.R.D.C.T.) AND BEING A COMMON CORNER OF THIS TRACT;

THENCE SOUTH 00° 59' 35"EAST, WITH THE EAST LINE OF SAID TRACT ONE, A DISTANCE OF 287.04 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JVC" SET IN THE EAST LINE OF SAID TRACT ONE, FOR THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO JORGE ESTUARDO RIVAS ARDON, AND WIFE, YOHANA ANABELA, ACCORDING TO THE DOCUMENT FILED OF RECORD IN DOCUMENT NUMBER 2023-108005, (D.R.D.C.T.); SAID POINT ALSO BEING THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO YASEETHARAN NAGALINGAM, ACCORDING TO THE DOCUMENT FILED OF RECORD IN DOCUMENT NUMBER 2017-148888, (R.P.R.D.C.T.) AND BEING A COMMON CORNER OF THIS TRACT;

THENCE SOUTH 01° 24' 59"EAST, WITH THE EAST LINE OF SAID TRACT ONE, SAME BEING COMMON WITH THE WEST LINE OF SAID NAGALINGAM TRACT, A DISTANCE OF 141.90 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "SENT CORP" FOUND IN SAID EAST LINE FOR A SOUTHWEST CORNER OF SAID NAGALINGAM TRACT, SAME POINT BEING ON THE WEST LINE OF AUDRA LANE FOR A CORNER OF THIS TRACT;

THENCE SOUTH 16° 46' 10" WEST, WITH THE EAST LINE OF SAID TRACT ONE, SAME BEING COMMON WITH THE WEST LINE OF AUDRA LANE, A DISTANCE OF 112.30 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHERN MOST SOUTHEAST CORNER OF SAID TRACT ONE AT THE INTERSECTION OF THE WEST LINE OF AUDRA LANE AND THE NORTH LINE OF LATTIMORE STREET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89° 40' 10" WEST, WITH THE SOUTH LINE OF SAID TRACT ONE, SAME BEING COMMON WITH THE NORTH LINE OF SAID LATTIMORE STREET, A DISTANCE OF 961.68 FEET TO A CROSS-TIE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT ONE, THE COMMON SOUTHEAST CORNER OF THE ABOVE-MENTIONED JOHN MOZINGO ADDITION, AND BEING THE COMMON SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00° 10' 40" WEST, WITH THE WEST LINE OF SAID TRACT ONE AND THE COMMON EAST LINE OF SAID JOHN MOZINGO ADDITION, A DISTANCE OF 1055.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,038,876 SQUARE FEET OR 23.849 ACRES OF LAND.

OWNER'S CERTIFICATE:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we Lattimore QOZB LLC, acting herein by and through its duly authorized officers, do hereby adopt that plat designating the hereinabove described property as SAGE CREEK TOWNHOMES an addition to the City of Denton and do hereby dedicate to the public use forever, in fee simple, alleys, the streets, rights-of-way, and easements shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone other than city of Denton. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Denton, Texas.

WITNESS OUR HANDS at Denton County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Lattimore QOZB LLC  
a Texas limited liability company

By: \_\_\_\_\_  
a Texas limited liability company

Its: Manager

By: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of City of Denton, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

RYAN S. REYNOLDS, R.P.L.S.  
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

RECOMMENDED FOR APPROVAL  
RECOMMENDED FOR APPROVAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON.  
CHAIRMAN, PLANNING AND ZONING COMMISSION  
CITY OF DENTON, TEXAS  
ATTESTED  
CITY SECRETARY  
CITY OF DENTON, TEXAS

List of Deviations approved for this project

DEVIATION#	DETAILS
V24-0068	Install improvements in existing easement to be abandoned
V24-0075	Begin Improvemets in PUE to be Abandoned
V24-0077	Max Slope Street-to-Street Intersections
V24-0078	Max Slope Alley Intersections

Line Table		
Line #	Length	Direction
L1	16.00	N88° 50' 17"E
L2	15.03	N89° 49' 20"E
L3	14.14	N45° 10' 40"W
L4	13.95	N44° 35' 55"W
L5	23.01	S48° 55' 41"W
L6	20.07	N43° 09' 47"W
L7	14.04	N44° 15' 13"E
L8	24.79	N17° 27' 17"E
L9	23.91	S53° 59' 34"E
L10	21.21	N43° 50' 17"E
L11	16.41	N34° 19' 25"W
L12	21.21	N46° 09' 43"W
L13	14.84	S46° 45' 32"W
L14	20.10	S43° 14' 28"E
L15	14.14	N46° 09' 43"W
L16	21.21	N43° 50' 17"E
L17	22.27	S46° 45' 32"W
L18	13.40	S43° 14' 28"E
L19	21.21	N46° 09' 43"W
L20	14.14	N43° 50' 17"E
L21	14.84	S46° 45' 32"W

Line Table		
Line #	Length	Direction
L22	20.10	S43° 14' 28"E
L23	14.14	N46° 09' 43"W
L24	21.21	N43° 50' 17"E
L25	19.16	S49° 09' 12"W
L26	16.75	S39° 29' 27"E
L27	21.21	S46° 09' 43"E
L28	14.14	S43° 50' 17"W
L29	14.24	S45° 44' 47"E
L30	21.06	S44° 15' 31"W
L31	14.14	S43° 50' 17"W
L32	21.21	S46° 09' 43"E
L33	21.37	N45° 43' 28"W
L34	14.03	S44° 16' 32"W
L35	21.21	S43° 50' 17"W
L36	14.14	N46° 09' 43"W
L37	14.24	N45° 44' 47"W
L38	21.06	N44° 15' 13"E
L39	14.14	S43° 50' 17"W
L40	21.21	N46° 09' 43"W
L41	21.37	N45° 44' 47"W
L42	14.04	N44° 15' 13"E

Line Table		
Line #	Length	Direction
L43	21.21	N43° 50' 17"E
L44	14.14	S46° 09' 43"E
L45	14.24	N45° 44' 47"W
L46	21.06	N44° 15' 13"E
L47	14.14	S43° 50' 17"W
L48	21.21	S46° 09' 43"E
L49	21.21	N43° 50' 17"E
L50	14.14	S46° 09' 43"E
L51	21.37	S45° 44' 47"E
L52	14.04	N44° 15' 13"E
L53	14.27	N45° 31' 23"E
L54	18.48	S52° 15' 13"E
L55	15.89	N53° 48' 19"W
L56	33.30	N40° 45' 56"E
L57	19.44	N63° 28' 06"W
L58	19.29	S39° 40' 34"W
L59	21.85	S46° 54' 17"E
L60	23.40	S38° 24' 09"W
L61	22.57	S49° 06' 47"E
L62	32.29	N53° 29' 15"E
L63	16.10	N33° 23' 29"E

Line Table		
Line #	Length	Direction
L64	10.52	S67° 51' 16"W
L65	21.21	S46° 09' 43"E
L66	21.21	S43° 50' 17"W
L67	21.21	N46° 09' 43"W
L68	14.14	S46° 09' 43"E
L69	21.21	S43° 50' 17"W
L70	80.00	S16° 49' 24"E
L71	45.22	S38° 18' 03"W
L72	16.69	S56° 40' 05"W
L73	20.39	N42° 29' 21"E
L74	14.76	S61° 25' 20"W
L75	7.37	S00° 19' 50"E
L76	27.53	S89° 40' 10"W
L77	13.00	S00° 10' 50"E
L78	9.00	N00° 12' 31"W
L79	97.78	S51° 50' 53"E
L80	17.28	S31° 41' 01"W
L81	33.88	N29° 40' 10"E
L82	17.20	S60° 19' 50"E
L83	33.34	S51° 50' 53"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	55.08	37.50	084°09'29"	50.26	S46°45'32"W
C2	33.05	22.50	084°09'29"	30.16	S46°45'32"W
C3	35.34	22.50	090°00'00"	31.82	N46°09'43"W
C4	58.04	37.50	088°40'56"	52.42	N45°30'11"W
C5	60.58	200.00	017°21'14"	60.35	N13°21'25"E
C6	80.97	200.00	023°11'45"	80.42	S10°26'09"W
C7	35.34	22.50	090°00'00"	31.82	N46°09'43"W
C8	58.90	37.50	090°00'00"	53.03	N46°09'43"W
C9	58.90	37.50	090°00'00"	53.03	N43°50'17"E
C10	51.35	105.00	028°01'07"	50.84	S77°09'10"E
C11	24.99	100.00	014°19'09"	24.93	S05°59'51"W
C12	14.80	100.00	008°28'39"	14.78	N08°55'07"E
C13	42.40	100.00	024°17'37"	42.08	N77°31'21"E
C14	112.12	200.00	032°07'08"	110.65	N19°06'46"W
C15	118.90	200.00	034°03'41"	117.15	S18°11'34"E
C16	20.00	22.53	050°51'08"	19.35	N64°13'27"E
C17	35.34	22.50	090°00'00"	31.82	N45°10'39"W
C18	72.17	200.00	020°40'29"	71.78	S10°30'54"E
C19	71.63	200.00	020°31'18"	71.25	N10°35'29"W
C20	77.58	400.00	011°06'46"	77.46	N84°46'27"W
C21	43.20	27.50	089°59'59"	38.89	N43°50'17"E
C22	43.20	27.50	090°00'00"	38.89	N46°09'43"W
C23	64.90	1545.00	002°24'24"	64.89	N15°43'52"E
C24	77.58	400.00	011°06'46"	77.46	S84°46'27"E
C25	50.71	27.50	105°39'41"	43.83	S36°00'26"W
C26	35.68	27.50	074°20'19"	33.23	N53°59'34"W
C27	37.30	150.00	014°14'48"	37.20	S82°32'46"W

Parcel Table			
Parcel #	Block	SF	AC.
1	BLOCK F	3033	0.07
2	BLOCK F	2194	0.05
3	BLOCK F	2194	0.05
4	BLOCK F	2508	0.06
5	BLOCK F	2508	0.06
6	BLOCK F	2194	0.05
7	BLOCK F	3071	0.07
8	BLOCK F	3061	0.07
9	BLOCK F	2188	0.05
10	BLOCK F	2500	0.06
11	BLOCK F	2500	0.06
12	BLOCK F	2188	0.05
13	BLOCK F	2188	0.05
14	BLOCK F	3098	0.07

Parcel Table			
Parcel #	Block	SF	AC.
1	BLOCK G	35417	0.81
2	BLOCK G	3105	0.07
3	BLOCK G	2187	0.05
4	BLOCK G	2187	0.05
5	BLOCK G	2500	0.06
6	BLOCK G	2500	0.06
7	BLOCK G	2188	0.05
8	BLOCK G	2188	0.05
9	BLOCK G	2908	0.07
10	BLOCK G	3350	0.08
11	BLOCK G	2187	0.05
12	BLOCK G	2500	0.06
13	BLOCK G	2500	0.06
14	BLOCK G	2259	0.05
15	BLOCK G	6073	0.14
16	BLOCK G	2677	0.06
17	BLOCK G	2275	0.05
18	BLOCK G	3092	0.07

Parcel Table			
Parcel #	Block	SF	AC.
1X	BLOCK I	4383	0.10

Parcel Table			
Parcel #	Block	SF	AC.
1	BLOCK H	4025	0.09
2	BLOCK H	2456	0.06
3	BLOCK H	2277	0.05
4	BLOCK H	2509	0.06
5X	BLOCK H	2540	0.06
6	BLOCK H	2500	0.06
7	BLOCK H	2187	0.05
8	BLOCK H	2500	0.06
9	BLOCK H	2500	0.06
10	BLOCK H	2187	0.05
11	BLOCK H	2500	0.06
12	BLOCK H	2500	0.06
13	BLOCK H	2187	0.05
14	BLOCK H	2187	0.05
15	BLOCK H	3301	0.08
16X	BLOCK H	1315	0.03
17	BLOCK H	2476	0.06
18	BLOCK H	2170	0.05
19	BLOCK H	2480	0.06
20	BLOCK H	2480	0.06
21	BLOCK H	2170	0.05

Parcel Table			
Parcel #	Block	SF	AC.
22	BLOCK H	2170	0.05
23	BLOCK H	2480	0.06
24	BLOCK H	2480	0.06
25	BLOCK H	2170	0.05
26	BLOCK H	2170	0.05
27	BLOCK H	2480	0.06
28X	BLOCK H	2936	0.07
29	BLOCK H	2480	0.06
30	BLOCK H	2170	0.05
31	BLOCK H	2480	0.06
32X	BLOCK H	1308	0.03

FINAL PLAT  
SAGE CREEK  
TOWNHOMES

PP23-0012  
23.849 AC  
1,038,876 SF  
ZONED: R-6

LOTS 1-4,5X,6-12,13X,14-34,35X BLOCK A;  
LOTS 1-18, BLOCK B; LOTS 1-26, BLOCK C  
LOTS 1-14, BLOCK D; LOTS 1-14, BLOCK E  
LOTS 1-14 BLOCK F; LOT 1 AMENITY CENTER LOT,  
LOTS 2-18, BLOCK G;  
LOTS 1-4,5X,6-15,16X,17-27,28X,29-31,32X,  
BLOCK H;  
LOT 1X, BLOCK I  
TOTAL RESIDENTIAL LOTS - 163  
TOTAL COMMON AREA LOTS - 9  
OUT OF THE  
J. LILLY SURVEY, ABSTRACT NO. 762  
CITY OF DENTON,  
DENTON COUNTY, TEXAS  
16 July 2024

SHEET 2 OF 2



Owner/Applicant:  
Lattimore QOZB LLC  
181 Grand Ave, Suite 200  
Southlake, TX 76092  
Phone: 248-220-0440  
Contact: Vasant Makineni  
Email: makineni@batteryalexander.com

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
Phone: 9



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** FP23-0031b, **Version:** 1

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### **AGENDA CAPTION**

Consider a request by Aimee Bissett, on behalf of the property owner, for a Final Plat of Mayhill Addition, Lots 1 and 2, Block 1. The approximately 32.633-acre site is generally located on the west side of Mayhill Road, approximately 1,166 feet south of the intersection of South Mayhill Road and Foster Road, in the City of Denton, Denton County, Texas. (FP23-0031b, Mayhill Addition, Sean Jacobson).



**AGENDA INFORMATION SHEET**

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** August 14, 2024

**SUBJECT**

Consider a request by Aimee Bissett, on behalf of the property owner, for a Final Plat of Mayhill Addition, Lots 1 and 2, Block 1. The approximately 32.633-acre site is generally located on the west side of Mayhill Road, approximately 1,166 feet south of the intersection of South Mayhill Road and Foster Road, in the City of Denton, Denton County, Texas. (FP23-0031b, Mayhill Addition, Sean Jacobson).

**BACKGROUND**

The purpose of this Final Plat is to facilitate the development of 1 multifamily lot and 1 lot to be maintained by the owner of the multifamily lot as an Environmentally Sensitive Area (ESA) lot, and to dedicate right-of-way.

Date Application Filed:	October 17, 2023
Planning & Zoning Commission Meeting:	November 15, 2023
Days in Review:	29 Days
Date Extension Approved:	November 15, 2023
Date of Withdrawal:	December 6, 2023
Days in Review:	21 Days
Date of Resubmittal:	April 16, 2024
Planning & Zoning Commission Meeting:	May 15, 2024
Days in Review:	29 Days
Date of Withdrawal	June 3, 2024
Days in Review	19 Days
Date of Resubmittal	July 16, 2024
Planning & Zoning Commission Meeting:	August 14, 2024
Days in Review:	28 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. Since this plat application was submitted after September 1, 2023 the changes to LGC Chapter 212 are applicable.

A full Staff Analysis of the request is provided in Exhibit 2.

**OPTIONS**

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

**RECOMMENDATION**

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

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

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
February 17, 2021	Planning & Zoning Commission	Mayhill Addition Preliminary Plat (PP20-0031)	Deemed Approved due to Shot-Clock (Weather Emergency) – <i>Expired 2/17/23</i>
June 14, 2023	Planning & Zoning Commission	Mayhill Addition Preliminary Plat (PP23-0014)	Extension approved
September 13, 2023	Planning & Zoning Commission	Mayhill Addition Preliminary Plat (PP23-0014)	Preliminary Plat approved
November 15, 2023	Planning & Zoning Commission	Mayhill Addition Final Plat (FP23-0031)	Extension approved
May 15, 2024	Planning & Zoning Commission	Mayhill Addition Final Plat (FP23-0031a)	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

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

Prepared by:  
Sean Jacobson  
Associate Planner

# Planning Staff Analysis

FP23-0031b / Mayhill Addition

Planning & Zoning Commission

**REQUEST:**

Final plat for an approximately 32.633-acre site

**APPLICANT:**

Aimee Bissett on behalf of the property owner.

**RECOMMENDATION:**

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

## Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p><b>a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;">The Final Plat meets all review criteria.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;">The Final Plat meets all review criteria as described below in Criteria 14, 15, and 16.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;">There is no conflict.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. Prior Approvals</b>			
<p><b>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;">The Final Plat is consistent with the previously approved Preliminary Plat.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b>  <b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b>  <b>Findings:</b></p> <div data-bbox="253 369 1040 506" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</b>  <b>Findings:</b></p> <div data-bbox="253 646 1040 730" style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, and strategies for this site.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan.</b>  <b>Findings:</b></p> <div data-bbox="253 905 1040 1010" style="border: 1px solid black; padding: 5px;"> <p>The overall goals of the Comprehensive Plan are met with the proposed Final Plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
<p><b>4. Compliance with this DDC</b></p>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b>  <b>Findings:</b></p> <div data-bbox="253 1224 1149 1329" style="border: 1px solid black; padding: 5px;"> <p>Proposed development appears to comply with all applicable DDC standards.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b>  <b>Findings:</b></p> <div data-bbox="253 1465 1149 1528" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat was submitted at an adequate level of detail.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5. Compliance with Other Applicable Regulations</b></p>			
<p><b>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</b>  <b>Findings:</b></p> <div data-bbox="253 1787 1117 1894" style="border: 1px solid black; padding: 5px;"> <p>Proposed Final Plat complies with all applicable other city, federal, and state regulations.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

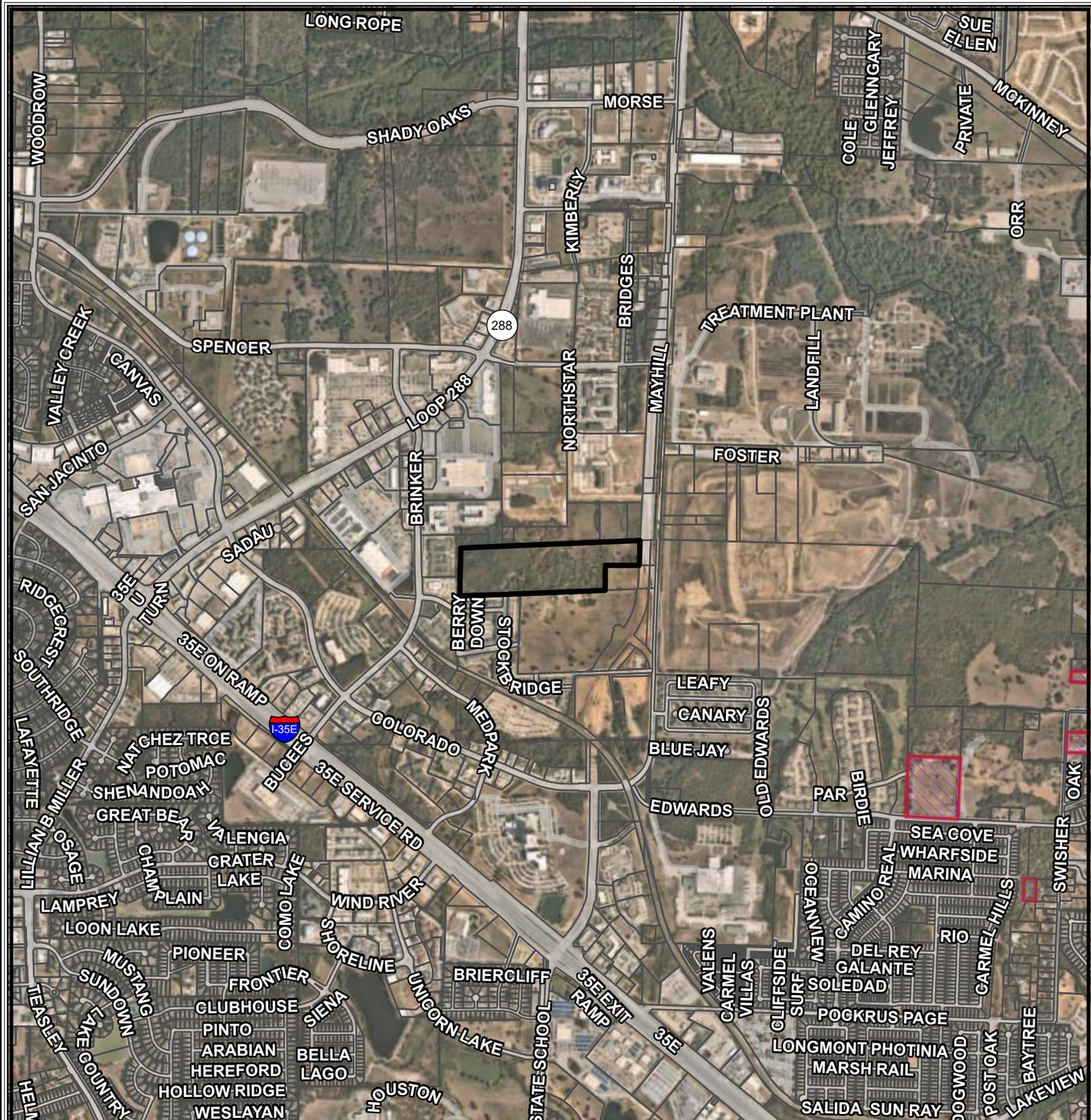
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>6. Consistent with Interlocal and Development Agreements</b>			
<p>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>No interlocal or development agreements apply to this development.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7. Minimizes Adverse Environmental Impacts</b>			
<p>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			
<p>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>			
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			
<p>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat has been determined to be compliant with all applicable standards and specifications.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>11. Provides Adequate Road Systems</b>			
<p>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Adequate road capacity exists external to the site. Additional right-of-way dedication is reflected on the Final Plat to accommodate required right-of-way improvements associated with the development of this site.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>			
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>It is expected that adequate public service and facility capacity exists to serve the proposed development while maintaining adequate service levels to existing development.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. Rational Phasing Plan</b>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>No phasing plan is proposed.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

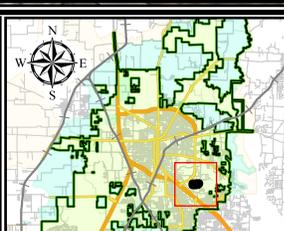
Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p><b>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The proposed layout of this Final Plat complies with the approved Preliminary Plat.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p><b>15. Whether the development will substantially comply with all requirements of this DDC.</b>  <b>Findings:</b>  <div data-bbox="204 300 1037 394" style="border: 1px solid black; padding: 5px;"> This Final Plat does comply with the applicable requirements of the DDC. </div> </p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</b>  <b>Findings:</b>  <div data-bbox="204 520 1037 653" style="border: 1px solid black; padding: 5px;"> Proposed Final Plat has been determined to comply with applicable technical standards and specifications adopted by the City. </div> </p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

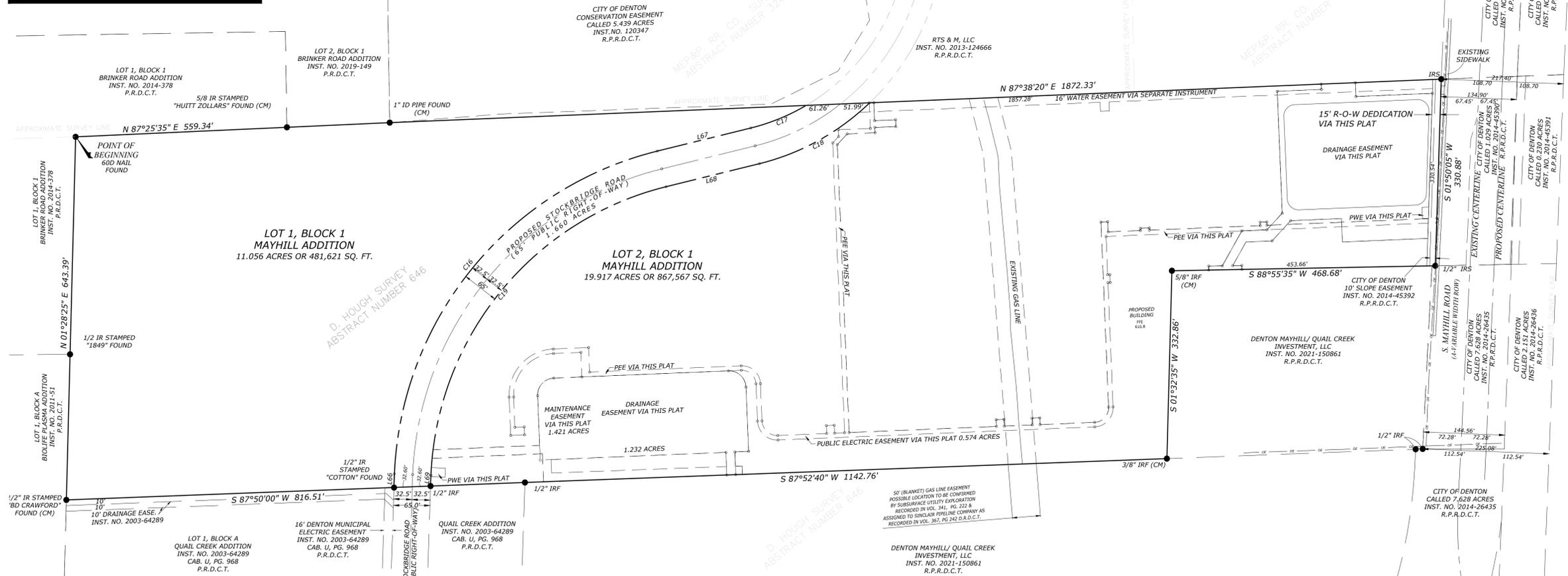
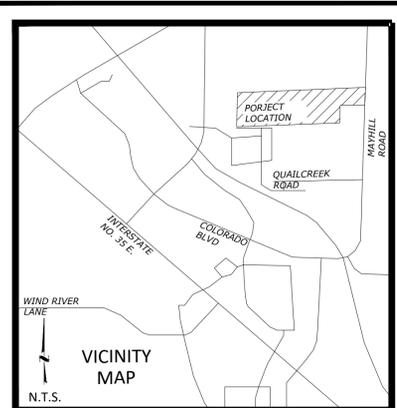
# FP23-0031 Site Location



-  Roads
-  Site Location
-  Parcels
-  COD
-  ETJ
-  ETJ 2
-  NAA 8/1/20
-  NAA 8/1/40



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



**CROSS TIMBERS UPLAND HABITAT AREA (ESA)**  
 ESA AREA WITHIN PROPERTY LINE: 686,562.4 SF  
 ESA REMOVED: 249,607.2 SF  
 ESA PRESERVATION REQUIRED: 343,281.5 SF (50% OF ESA)  
 ESA PRESERVATION PROVIDED: 436,955.2 SF (63.6%)

**LEGEND**

IRF IRON ROD FOUND  
 IRS IRON ROD STAMPED "PIERCE MURRAY" SET  
 CM CONTROLLING MONUMENT  
 PEE PUBLIC ELECTRIC EASEMENT  
 PWE PUBLIC WATER EASEMENT  
 --- EXISTING EASEMENTS  
 --- BOUNDARY LINE  
 --- PROPOSED RIGHT-OF-WAY  
 --- OVERHEAD ELECTRIC  
 --- CONCRETE  
 --- FINISHED FLOOR ELEVATION. ELEVATIONS BASED ON NAVD '88.

**GENERAL NOTES**

- WATER CAN BE SUPPLIED BY THE CITY OF DENTON AND SANITARY SEWER WILL BE PROVIDED BY CITY OF DENTON
- ELECTRIC - DENTON MUNICIPAL SEWER - CITY OF DENTON GAS - ATMOS
- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY CITY OF DENTON.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- THE CITY OF DENTON WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
- NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM THE CITY OF DENTON SHALL BE ALLOWED WITHIN AN IDENTIFIED "FRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BEF) WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
- BEARINGS BASED ON TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202, VIA THE ALLTERRA RTKNET VRS NETWORK.
- THE SUBJECT PROPERTY IS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48121C0380G, DATED APRIL 18, 2011.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM A SINGLE TRACT OF LAND, AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
- THERE IS A TOTAL OF 2,448" OF DBH OF PROTECTED TREES TO BE PRESERVED, A TOTAL OF 2,047" DBH OF HERITAGE TREES AND TREE STANDS, 401" DBH OF QUALITY TREES AND TREE STANDS, AND 0" DBH OF SECONDARY TREES AND TREE STANDS ARE BEING PRESERVED WITH THIS DEVELOPMENT IN ACCORDANCE WITH 2019 DOC 7.7.4. ANY FUTURE UNAUTHORIZED LAND DISTURBING ACTIVITY OR CONSTRUCTION THAT WOULD IMPACT AND/OR DAMAGE THE TREES TO BE PRESERVED OR PROTECTED IS PROHIBITED. NO PERMITS FOR CONSTRUCTION ACTIVITY SHALL BE ISSUED FOR THIS PROPERTY UNTIL REQUIRED TREE PROTECTION MEASURES FOR SECTION 7.7.4.D OF THE DEVELOPMENT CODE OF THE CITY OF DENTON ARE IN PLACE.

PRESERVED TREES ARE LOCATED ON:  
 LOT 1 (WEST OF STOCKBRIDGE RD): 1213 INCHES OF HERITAGE TREES  
 LOT 1 (WEST OF STOCKBRIDGE RD): 180 INCHES OF QUALITY TREES  
 LOT 1 (WEST OF STOCKBRIDGE RD): 0 INCHES OF SECONDARY TREES  
 LOT 1 (WEST OF STOCKBRIDGE RD): 1393 TOTAL INCHES DBH  
 LOT 2 (EAST OF STOCKBRIDGE RD): 834 INCHES OF HERITAGE TREES  
 LOT 2 (EAST OF STOCKBRIDGE RD): 221 INCHES OF QUALITY TREES  
 LOT 2 (EAST OF STOCKBRIDGE RD): 0 INCHES OF SECONDARY TREES  
 LOT 2 (EAST OF STOCKBRIDGE RD): 1055 TOTAL INCHES DBH

- 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 17.5 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.
- BASES OF BEARINGS IS THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 DATUM VIA ALLTERRA NETWORK FOR TEXAS.
- RIGHTS OF COUNTRYSIDE: THIS PLAT IS HEREBY ADOPTED BY THE HOMEOWNERS ASSOCIATION AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE HOMEOWNERS ASSOCIATION, 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 WITH A REASONABLE PERIOD OF TIME AFTER RECEIVING THE COUNTY'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 TO ANY MEMBER OF THE ASSOCIATION, OR TO ANY OWNER OF ANY LOT, IN THE SAME MANNER AS IF THE ASSOCIATION LEVIED A SPECIAL ASSESSMENT. THE RIGHT OF THE COUNTY OR CITY UNDER THIS SECTION ARE IN ADDITION TO OTHER RIGHTS AND REMEDIES PROVIDED BY LAW.
- LOT 1, BLOCK 1 SHALL REMAIN AS AN UNDEVELOPED ENVIRONMENTALLY SENSITIVE AREA LOT, AND THE MAINTENANCE OF THAT LOT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2, BLOCK 1 OF THE MAYHILL ADDITION.
- CHANNEL ACCESS EASEMENTS SHOULD BE A MINIMUM OF 15' WIDE WITH A MAXIMUM CROSS SLOPE OF 2%. THE REQUIRED 15' EASEMENT SHOULD BE UNOBTAINED.
- PRIVATE IMPROVEMENTS CANNOT ENCRDACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.
- CHANNEL ACCESS EASEMENTS SHOULD BE A MINIMUM OF 15' WIDE WITH A MAXIMUM CROSS SLOPE OF 2%. THE REQUIRED 15' EASEMENT SHOULD BE UNOBTAINED.
- THE MAINTENANCE OF ANY RETAINING WALL IS NOT THE RESPONSIBILITY OF THE CITY AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF DENTON §

WHEREAS MAYHILL ROAD ASSOCIATES, LLC ARE THE OWNERS OF A 32.633 ACRE TRACT OF LAND SITUATED IN THE DAVID HOUGH SURVEY, ABSTRACT NUMBER 646, CITY OF DENTON, DENTON COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. 2021-159238, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 600 NAIL FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID NAIL BEING AT AN INSIDE "L" CORNER OF LOT 1, BLOCK A, BRINKER ROAD ADDITION, AS RECORDED IN INSTRUMENT NUMBER 2014-378, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE N 87°25'35"E, ALONG THE COMMON LINE OF THE NORTH PROPERTY LINE OF SAID MAYHILL ROAD ASSOCIATES, LLC TRACT AND THE MOST NORTHERLY SOUTH LINE OF SAID LOT 1, BLOCK 1, BRINKER ROAD ADDITION, AT 376.27 FEET PASS A 5/8 INCH IRON ROD WITH CAP STAMPED "HUITT ZOLLARS" FOUND, BEING THE MOST NORTHERLY SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BRINKER ROAD ADDITION AND ALSO BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 2, BLOCK 1, BRINKER ROAD ADDITION, AS RECORDED IN INSTRUMENT NUMBER 2019-149, PLAT RECORDS, DENTON COUNTY, TEXAS, IN ALL A DISTANCE OF 559.34 FEET TO A 1 INCH PIPE FOUND, BEING THE SOUTHEASTERN CORNER OF SAID LOT 2 AND BEING THE SOUTHWEST CORNER OF THOSE CERTAIN TRACTS OF LAND DESCRIBED BY DEED TO RTS & M, LLC, AS RECORDED IN INSTRUMENT NUMBER 2013-124666, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 87°38'20"E, A DISTANCE OF 1872.33 FEET ALONG THE COMMON LINE OF THE NORTH LINE OF SAID MAYHILL ROAD ASSOCIATES, LLC TRACT AND THE SOUTH LINE OF THOSE CERTAIN TRACTS OF LAND DESCRIBED BY DEED TO RTS & M, LLC TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 7.393 ACRE TRACT OF LAND DESCRIBED BY DEED TO CITY OF DENTON, AS RECORDED IN INSTRUMENT NUMBER 2014-539598, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 1.029 ACRE TRACT OF LAND DESCRIBED BY DEED TO CITY OF DENTON, AS RECORDED IN INSTRUMENT NUMBER 2014-45390, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 01°50'05"W, A DISTANCE OF 330.88 FEET ALONG THE WEST LINE OF SAID CALLED 1.029 ACRE CITY OF DENTON TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, BEING THE SOUTHWEST CORNER OF SAID CALLED 1.029 ACRE CITY OF DENTON TRACT AND BEING IN THE NORTH LINE OF THAT CALLED 7.628 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF DENTON, AS RECORDED IN INSTRUMENT NUMBER 2014-26435, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 88°55'35"W, AT 6.02 FEET PASS THE NORTHWEST CORNER OF SAID CALLED 7.628 ACRE CITY OF DENTON TRACT AND THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED TO DENTON MAYHILL/QUAIL CREEK, LLC TRACT AND SAID MAYHILL ROAD ASSOCIATES, LLC TRACT TO A 3/8 INCH IRON ROD FOUND;

THENCE S 01°32'35"W, A DISTANCE OF 332.86 FEET ALONG THE COMMON BOUNDARY LINE OF SAID DENTON MAYHILL/QUAIL CREEK, LLC TRACT AND SAID MAYHILL ROAD ASSOCIATES, LLC TRACT TO A 3/8 INCH IRON ROD FOUND;

THENCE S 87°52'40"W, A DISTANCE OF 1142.76 FEET ALONG THE COMMON BOUNDARY LINE OF SAID DENTON MAYHILL/QUAIL CREEK, LLC TRACT AND SAID MAYHILL ROAD ASSOCIATES, LLC TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID DENTON MAYHILL/QUAIL CREEK, LLC TRACT AND THE NORTHEAST CORNER OF THE QUAIL CREEK ADDITION, AS RECORDED IN INSTRUMENT NUMBER 2003-64289, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE S 87°50'00"W, 816.51 FEET ALONG THE COMMON BOUNDARY LINE OF SAID MAYHILL ROAD ASSOCIATES, LLC TRACT AND SAID QUAIL CREEK ADDITION TO A 1/2 INCH IRON ROD WITH CAP STAMPED "BO CRAWFORD" FOUND, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE NORTHWEST CORNER OF SAID QUAIL CREEK ADDITION AND BEING IN THE EAST LINE OF LOT 1, BLOCK A, BIOLIFE PLASMA ADDITION, AS RECORDED IN INSTRUMENT NUMBER 2011-51, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE N 01°28'25"E, ALONG THE COMMON BOUNDARY LINE OF SAID MAYHILL ROAD ASSOCIATES, LLC TRACT AND SAID BIOLIFE PLASMA ADDITION, AT A DISTANCE OF 257.95 FEET PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "1849" FOUND AT THE NORTHEAST CORNER OF SAID BIOLIFE PLASMA ADDITION AND THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 1, BLOCK 1, BRINKER ROAD ADDITION, AND THEN ALONG THE COMMON BOUNDARY LINE OF MAYHILL ROAD ASSOCIATES, LLC TRACT AND LOT 1, BLOCK 1, BRINKER ROAD ADDITION, IN ALL A DISTANCE OF 643.93 FEET RETURNING TO THE POINT OF BEGINNING, AND CONTAINING 1,421,492 SQUARE FEET OR 32.633 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, MAYHILL ROAD ASSOCIATES, LLC ARE THE OWNERS OF THE HEREIN ABOVE DESCRIBED REAL PROPERTY AND DO HEREBY ADOPT THIS PLAT AS MAYHILL ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS AND WE DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER IN FEE SIMPLE THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

OWNER

STATE OF TEXAS §  
 COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

WITNESSED UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, CAMDEN D. PIERCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF DENTON.

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

CAMDEN D. PIERCE, RPLS 6791  
 DATE: OCTOBER ##,###

FINAL PLAT  
**MAYHILL ADDITION**  
**LOTS 1 AND 2 BLOCK 1**  
**1,421,492 SQUARE FEET**  
**32.633 ACRES**  
 SITUATED IN THE DAVID HOUGH SURVEY, ABSTRACT NUMBER 646  
 CITY OF DENTON, DENTON COUNTY, TEXAS  
 JULY 2024

APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRPERSON, PLANNING AND ZONING COMMISSION \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

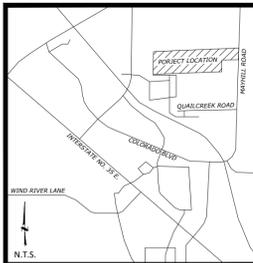
**OWNER**  
 MAYHILL ROAD ASSOCIATES, LLC  
 2 COOPER ST 14TH FL  
 CAMDEN, NJ 08102-2348  
 704-596-5111

**ENGINEER**  
 PAPE-DAWSON ENGINEERS, LLC  
 201 MAIN STREET, STE 901  
 FORT WORTH, TX 76102  
 817-870-3668

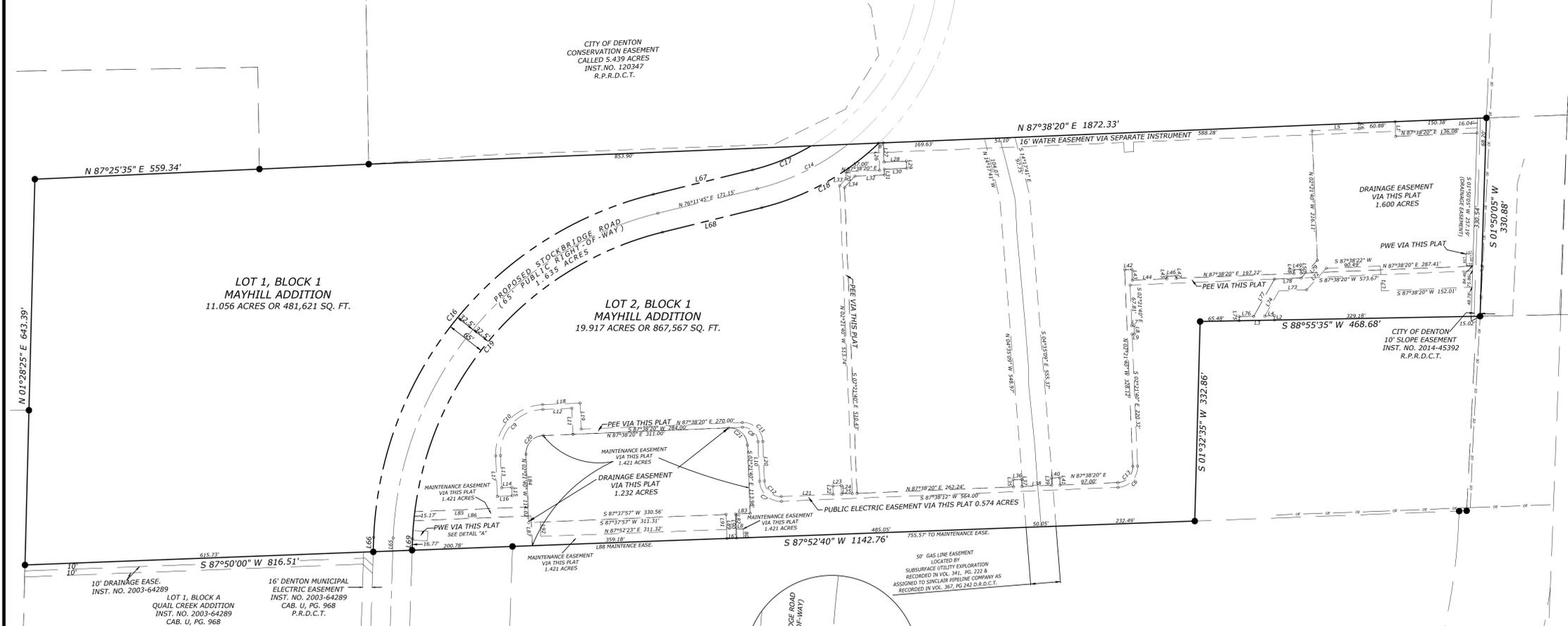
**SURVEYOR**  
 PIERCE-MURRAY LAND SOLUTIONS, LLC  
 800 TALLYHO CIR.  
 TYLER, TX 75703  
 903-539-2256

100 0 100 200  
 SCALE: 1"=100'

**PIERCE-MURRAY LAND SOLUTIONS**  
 Engineering & Surveying  
 800 TALLYHO CIRCLE  
 TYLER, TEXAS 75703  
 (903) 239-6666  
 (903) 539-2256  
 TPLSLS FIRM REGISTRATION NO. 10194437

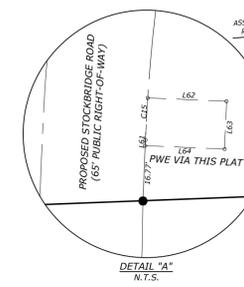


VICINITY MAP



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	27.00'	44.39'	39.56'	S 45°15'45" E	94°11'40"
C2	30.00'	37.07'	34.76'	S 37°14'13" W	70°48'15"
C3	30.00'	13.22'	13.11'	N 79°44'25" W	25°14'26"
C4	30.00'	22.25'	21.74'	N 23°36'29" W	42°29'39"
C5	30.00'	47.12'	42.43'	N 42°38'20" E	90°00'00"
C6	34.00'	53.41'	48.08'	S 42°38'20" W	90°00'00"
C7	35.00'	54.98'	49.50'	N 47°21'40" W	90°00'00"
C8	25.00'	39.27'	35.36'	N 47°21'40" W	90°00'00"
C9	74.00'	116.24'	104.65'	S 42°38'20" W	90°00'00"
C10	82.00'	128.81'	115.97'	N 42°38'20" E	90°00'00"
C11	33.00'	51.84'	46.67'	S 47°21'40" E	90°00'00"
C12	27.00'	42.41'	38.18'	S 47°21'40" E	90°00'00"
C13	26.00'	40.84'	36.77'	N 42°38'20" E	90°00'00"
C14	400.00'	170.34'	169.06'	N 63°59'45" E	24°24'00"
C15	550.00'	13.72'	13.72'	N 03°05'34" E	1°25'45"
C16	615.00'	792.34'	738.67'	N 39°17'13" E	73°49'03"
C17	367.50'	106.70'	106.32'	N 67°52'42" E	16°38'04"
C18	432.50'	226.39'	223.82'	S 61°12'00" W	29°59'30"
C19	550.00'	708.60'	660.60'	S 39°17'13" W	73°49'03"
C20	30.00'	47.12'	42.43'	S 42°38'20" W	90°00'00"
C21	30.00'	47.12'	42.43'	S 47°21'40" E	90°00'00"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 02°21'40" E	24.50'	L80	N 02°18'35" W	14.88'
L2	S 01°04'25" E	7.00'	L81	S 87°38'20" W	11.81'
L3	S 88°55'35" W	59.00'	L82	N 02°22'40" W	25.25'
L4	N 88°55'35" E	16.12'	L83	N 87°37'57" E	24.44'
L5	N 87°32'46" E	78.73'	L84	S 02°21'40" E	88.00'
L6	N 02°26'04" W	9.44'	L85	S 87°38'20" W	189.82'
L7	N 87°38'20" E	4.00'	L86	N 87°38'20" E	196.36'
L8	S 02°21'40" E	14.00'	L87	S 02°21'40" E	49.77'
L9	S 87°38'20" W	4.00'	L88	S 87°51'23" W	354.11'
L10	N 02°21'40" W	66.00'	L89	S 02°02'51" E	40.15'
L11	N 02°21'40" W	43.50'	L90	S 02°02'51" E	40.09'
L12	S 87°38'20" W	48.74'	L91	N 02°22'47" W	25.13'
L13	S 02°21'40" E	53.73'	L92	S 02°21'40" E	23.85'
L14	N 87°38'20" E	16.74'			
L15	S 02°21'40" E	14.00'			
L16	S 87°38'20" W	24.74'			
L17	N 02°21'40" W	67.73'			
L18	N 87°38'20" E	62.74'			
L19	S 02°21'40" E	43.50'			
L20	S 02°21'40" E	66.00'			
L21	N 87°38'20" W	87.00'			
L22	N 02°21'40" W	14.00'			
L23	N 87°38'20" E	14.00'			
L24	S 02°21'40" E	13.98'			
L25	N 87°38'20" E	18.00'			
L26	N 02°21'40" W	55.34'			
L27	S 02°21'40" E	32.00'			
L28	N 87°38'20" E	37.46'			
L29	S 02°21'40" E	12.00'			
L30	S 87°38'20" W	37.46'			
L31	S 02°21'40" E	9.46'			
L32	S 87°38'20" W	15.44'			
L33	N 42°38'20" E	15.44'			
L34	S 25°49'07" W	33.80'			
L35	N 02°21'40" W	11.98'			
L36	N 87°38'20" E	14.00'			
L37	S 02°21'40" E	11.98'			
L38	N 87°38'20" E	49.76'			
L39	N 02°21'40" W	11.98'			
L40	N 87°38'20" E	14.00'			
L41	S 02°21'40" E	11.98'			
L42	N 87°38'20" E	12.00'			
L43	S 02°21'40" E	18.00'			
L44	N 87°38'20" E	50.49'			
L45	N 02°21'43" W	4.00'			
L46	N 87°38'18" E	14.00'			
L47	S 02°21'42" W	4.00'			
L48	N 02°21'42" W	6.00'			
L49	N 87°38'17" E	12.00'			
L50	S 02°21'42" E	6.00'			
L51	S 01°50'05" W	8.02'			
L52	S 02°51'02" W	69.54'			
L53	S 01°50'05" W	154.07'			
L54	S 15°59'17" W	40.90'			
L55	S 87°38'20" W	10.53'			
L56	N 02°21'40" W	20.00'			
L57	N 87°38'20" E	12.00'			
L58	S 01°50'05" W	20.00'			
L59	N 87°38'20" E	17.93'			
L60	S 01°50'05" W	18.88'			
L61	N 02°22'42" E	2.28'			
L62	S 87°37'18" E	25.00'			
L63	S 02°59'27" W	16.00'			
L64	N 87°37'18" E	25.00'			
L65	N 02°22'42" E	21.70'			
L66	N 02°22'42" E	24.22'			
L67	N 76°11'45" E	171.15'			
L68	S 76°11'45" W	171.15'			
L69	S 02°22'42" W	19.05'			
L70	N 02°21'42" W	12.00'			
L71	N 02°21'40" W	41.45'			
L72	S 42°38'20" W	48.72'			
L73	S 87°38'20" W	46.45'			
L74	S 02°18'16" W	48.05'			
L75	N 01°04'25" W	7.00'			
L76	N 88°55'35" E	24.33'			
L77	N 29°18'16" E	71.06'			
L78	N 87°38'20" E	44.63'			
L79	N 42°38'20" E	40.15'			



**CROSS TIMBERS UPLAND HABITAT AREA (ESA)**  
 ESA AREA WITHIN PROPERTY LINE: 686,562.4 SF  
 ESA REMOVED: 249,602.2 SF  
 ESA PRESERVATION REQUIRED: 343,281 SF (50.6% OF ESA)  
 ESA PRESERVATION PROVIDED: 436,955.2 SF (63.6 %)

**LEGEND**  
 IRF IRON ROD FOUND  
 IRS 1/2" IRON ROD STAMPED "PIERCE MURRAY" SET  
 CM CONTROLLING MONUMENT  
 PEE PUBLIC ELECTRIC EASEMENT  
 PWE PUBLIC WATER EASEMENT  
 --- EXISTING EASEMENTS  
 --- BOUNDARY LINE  
 --- PROPOSED RIGHT-OF-WAY  
 --- OVERHEAD ELECTRIC  
 --- CONCRETE  
 --- FINISHED FLOOR ELEVATION. ELEVATIONS BASED ON NAVD '88.

**GENERAL NOTES**

- WATER CAN BE SUPPLIED BY THE CITY OF DENTON AND SANITARY SEWER WILL BE PROVIDED BY CITY OF DENTON
- ELECTRIC - DENTON MUNICIPAL SEWER - CITY OF DENTON GAS - ATMOS
- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY CITY OF DENTON.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- THE CITY OF DENTON WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRaversing ALONG THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRaversed BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
- NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM THE CITY OF DENTON SHALL BE ALLOWED WITHIN AN IDENTIFIED "FRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
- BEARINGS BASED ON TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202, VIA THE ALLTERRA RTKNET VRS NETWORK.
- THE SUBJECT PROPERTY IS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 4812C0380G, DATED APRIL 18, 2011.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM A SINGLE TRACT OF LAND, AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
- THERE IS A TOTAL OF 2,448' 0" DBH OF PROTECTED TREES TO BE PRESERVED, A TOTAL OF 2,047' 0" DBH OF HERITAGE TREES AND TREE STANDS, 401' 0" DBH OF QUALITY TREES AND TREE STANDS, AND 0' 0" DBH OF SECONDARY TREES AND TREE STANDS ARE BEING PRESERVED WITH THIS DEVELOPMENT IN ACCORDANCE WITH 2019 DCC 7.7.4. ANY FUTURE UNAUTHORIZED LAND DISTURBING ACTIVITY OR CONSTRUCTION THAT WOULD IMPACT AND/OR DAMAGE THE TREES TO BE PRESERVED OR PROTECTED IS PROHIBITED. NO PERMITS FOR CONSTRUCTION ACTIVITY SHALL BE ISSUED FOR THIS PROPERTY UNTIL REQUIRED TREE PROTECTION MEASURES FOR SECTION 7.7.4.D OF THE DEVELOPMENT CODE OF THE CITY OF DENTON ARE IN PLACE.
- PRESERVED TREES ARE LOCATED ON:  
 LOT 1 (WEST OF STOCKBRIDGE RD): 1213 INCHES OF HERITAGE TREES  
 LOT 1 (WEST OF STOCKBRIDGE RD): 180 INCHES OF QUALITY TREES  
 LOT 1 (WEST OF STOCKBRIDGE RD): 0 INCHES OF SECONDARY TREES  
 LOT 1 (WEST OF STOCKBRIDGE RD): 1393 TOTAL INCHES DBH  
 LOT 2 (EAST OF STOCKBRIDGE RD): 834 INCHES OF HERITAGE TREES  
 LOT 2 (EAST OF STOCKBRIDGE RD): 221 INCHES OF QUALITY TREES  
 LOT 2 (EAST OF STOCKBRIDGE RD): 0 INCHES OF SECONDARY TREES  
 LOT 2 (EAST OF STOCKBRIDGE RD): 1055 TOTAL INCHES DBH
- A TEMPORARY ACCESS DRIVE TO BE COORDINATED WHICH WILL PROVIDE ACCESS TO MAYHILL DURING CONSTRUCTION.
- ALL WORK WITHIN GAS PIPELINE EASEMENTS WILL BE SUBJECT TO THE TERMS OF THE LETTER OF NO OBJECTION FROM THE PIPELINE EASEMENT HOLDER.
- ALL WORK WITHIN GAS PIPELINE EASEMENTS WILL BE SUBJECT TO THE ENCROACHMENTS AGREEMENT (DOCUMENT NO. 2024-49888, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS) WITH THE EASEMENT HOLDER, RECORDED IN DENTON COUNTY, TEXAS.

16. 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 OR OVERHEAD DISTRIBUTION LINES AND WITHIN 7.5 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 OFFICE WITH SPECIFIC QUESTIONS.

17. BASIS OF BEARINGS IS THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 DATUM VRS ALLTERRA NETWORK FOR TEXAS.

18. RIGHTS OF COUNTY/CITY: THIS PLAT IS HEREBY ADOPTED BY THE HOMEOWNERS ASSOCIATION AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE HOMEOWNERS ASSOCIATION, 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/STATE REQUIREMENTS OR TO ENFORCE THE APPEARANCE OF OR TO RESERVE PUBLIC RIGHTS, 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/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 NOTICE AND DEMAND 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 FIND THE ASSOCIATION 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 RIGHT OF THE COUNTY OR CITY UNDER THIS SECTION ARE IN ADDITION TO OTHER RIGHTS AND REMEDIES PROVIDED BY LAW.

19. LOT 1, BLOCK 1 SHALL REMAIN AS AN UNDEVELOPED ENVIRONMENTALLY SENSITIVE AREA LOT, AND MAINTENANCE OF THAT LOT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2, BLOCK 1 OF THE MAYHILL ADDITION.

20. PRIVATE IMPROVEMENTS CANNOT ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.

21. CHANNEL ACCESS EASEMENTS SHOULD BE A MINIMUM OF 15' WIDE WITH A MAXIMUM CROSS SLOPE OF 2%. THE REQUIRED 15' EASEMENT MUST BE UNOBSTRUCTED.

22. THE MAINTENANCE OF ANY RETAINING WALL IS NOT THE RESPONSIBILITY OF THE CITY AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

FINAL PLAT  
**MAYHILL ADDITION**  
**LOTS 1 AND 2 BLOCK 1**  
**1,421,492 SQUARE FEET**  
**32.633 ACRES**  
 SITUATED IN THE DAVID HOUGH SURVEY, ABSTRACT NUMBER 646  
 CITY OF DENTON, DENTON COUNTY, TEXAS  
 JULY 2024

**OWNER**  
 MAYHILL ROAD ASSOCIATES, LLC  
 2 COOPER ST 14TH FL  
 CAMDEN, NJ 08102-2348  
 704-596-5111

**ENGINEER**  
 PAPE-DAWSON ENGINEERS, LLC  
 201 MAIN STREET, STE 301  
 FORT WORTH, TX 76102  
 817-870-3668

**SURVEYOR**  
 PIERCE-MURRAY LAND SOLUTIONS, LLC  
 800 TALLYHO CR.  
 TYLER, TX 75703  
 903-539-2256



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** FP24-0026a, **Version:** 1

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### **AGENDA CAPTION**

Consider a request by Reece Flanagan of Flanagan Land Solutions, LLC, on behalf of the property owner, for a Final Plat of Acintyo Ventures Addition, Lots 1 and 2, Block 1. The approximately 0.300-acre site is generally located on the south side of Fannin Street, approximately 105 feet east of the intersection of Fannin Street and South Avenue B, in the City of Denton, Denton County, Texas. (FP24-0026a, Acintyo Ventures Addition, Sean Jacobson)



**AGENDA INFORMATION SHEET**

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** August 14, 2024

**SUBJECT**

Consider a request by Reece Flanagan of Flanagan Land Solutions, LLC, on behalf of the property owner, for a Final Plat of Acintyo Ventures Addition, Lots 1 and 2, Block 1. The approximately 0.300-acre site is generally located on the south side of Fannin Street, approximately 105 feet east of the intersection of Fannin Street and South Avenue B, in the City of Denton, Denton County, Texas. (FP24-0026a, Acintyo Ventures Addition, Sean Jacobson)

**BACKGROUND**

The purpose of this Final Plat is to establish 2 residential lots and dedicate easements. The subdivision will have access on Fannin Street. The subject property is zoned Mixed-Use Neighborhood (MN).

Initial Application Date:	June 25, 2024
Planning & Zoning Commission Meeting:	July 24, 2024
Days in Review:	29 Days
Extension Approved:	July 24, 2024
Resubmittal Date:	July 23, 2024
Planning & Zoning Commission Meeting:	August 14, 2024
Days in Review:	22 Days

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

This application is being considered under TX LGC 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699. The applicant has requested a 30-day extension to allow for additional time to work through staff’s comments on the plat and additional review (Exhibit 5). In accordance with Texas Local Government Code Section 212.009 the extension cannot exceed 30 days and could be granted to a date certain of September 11, 2024. 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 requested extension
2. Approve as submitted
3. Approve with conditions
4. 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 September 11, 2024. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

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

No prior action/review has been done by Council, a Board, or a Commission related to this request.

**PUBLIC OUTREACH**

No public outreach is required for a Final Plat.

**DEVELOPER ENGAGEMENT DISCLOSURES**

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

**EXHIBITS**

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

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

Prepared by:  
Sean Jacobson  
Associate Planner

# Planning Staff Analysis

## FP24-0026a / Acintyo Ventures Addition

### Planning & Zoning Commission

**REQUEST:**

Final plat for an approximately 0.300-acre site

**APPLICANT:**

Reece Flanagan on behalf of the property owner.

**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 September 11, 2024.

## Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p><b>a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not meet all review criteria, as detailed below in Criteria 4, 5, 10, and 12.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not meet all review criteria as described below in Criteria 15 and 16.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>There is no conflict.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>2. Prior Approvals</b>			
<p><b>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 436 1203 543" style="border: 1px solid black; padding: 5px;"> <p>The proposed development is consistent with the terms and conditions of any prior approvals.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b></p> <p><b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 768 1037 907" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1106 1040 1192" style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, and strategies for this site.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1436 1040 1543" style="border: 1px solid black; padding: 5px;"> <p>The overall goals of the Comprehensive Plan are met with the proposed Final Plat.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>4. Compliance with this DDC</b>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Provide a plat note referencing the tree preservation plan (DDC 7.7.4E.7)</p> <p>The Final Plat does not meet all review criteria, as detailed in the following items as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B:</p> <ol style="list-style-type: none"> <li>1. Provide a copy of the City of Denton’s Owner Authorization Form (FPC 1.2).</li> <li>2. Provide a completed copy of the Final Plat checklist (FPC 1.4).</li> <li>3. Provide a copy of a current title policy or title survey for the subject property (FPC 1.5).</li> <li>4. Add city assigned project number to the title block in clearly visible text (FPC 2.2).</li> <li>5. Correctly dimension and label the distance from centerline to edge of right-of-way for adjacent existing public rights-of-way (FPC 3.15).</li> <li>6. Verify that proposed sidewalk along Fannin Street is in the ROW. If any part of the sidewalk is outside the ROW, add the dedication of a sidewalk easement to contain that part of the public sidewalk proposed to be outside the ROW, and update the rest of the plat accordingly to reflect the dedication (TCM 4.3.1; FPC 3.1 and 3.9).</li> <li>7. Provide notes indicating how adequate water and wastewater service will be provided for the development (DDC 8.4.10-11 and FPC 2.14)</li> <li>8. If water and/or sewer service will be provided through the City of Denton, include a note stating that the site will be served through City of Denton water/sewer (FPC 2.15).</li> <li>9. Provide a copy of the computer-generated closure report for the metes and bounds description (FPC 5.2a).</li> <li>10. Expand sidewalk easement to be dedicated along Margie Street to extend two inches beyond the edge of the sidewalk (TCM4.3.1; FPC 3.9).</li> <li>11. Include specific dedication language for access and/or utility easements.</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat was submitted at an adequate level of detail.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

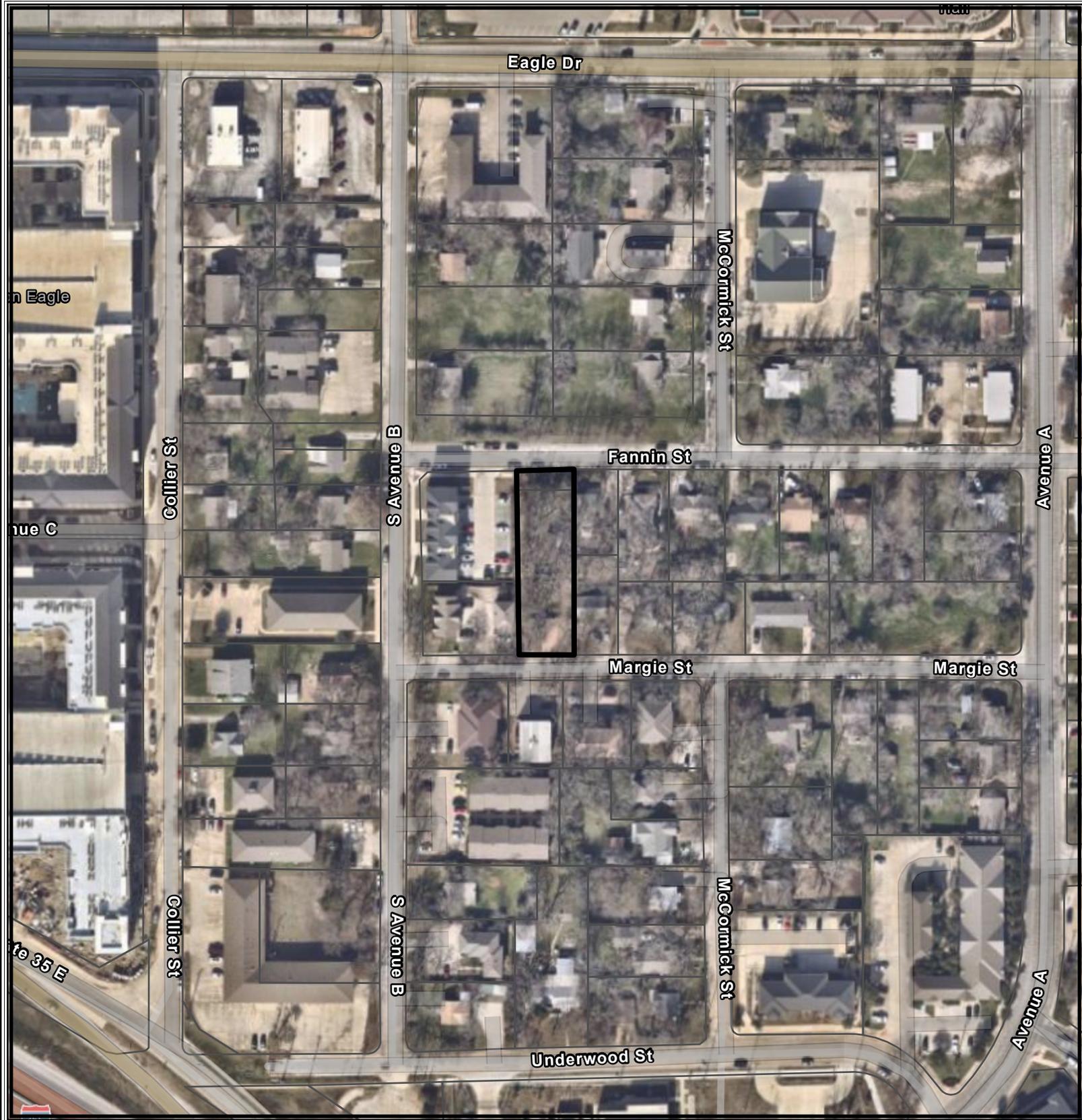
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>5. Compliance with Other Applicable Regulations</b>			
<p><b>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 436 1117 592" style="border: 1px solid black; padding: 5px;"> <p>As noted in Criterion 4a above, the proposed plat must be revised to come into compliance with the applicable standards in Transportation Criteria Manual Section 4.3.1.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>6. Consistent with Interlocal and Development Agreements</b>			
<p><b>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 863 1117 961" style="border: 1px solid black; padding: 5px;"> <p>No interlocal or development agreements apply to this development.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7. Minimizes Adverse Environmental Impacts</b>			
<p><b>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1289 1117 1428" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			
<p><b>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1675 1117 1801" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>9. Minimizes Adverse Fiscal Impacts</b>			
<p><b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b>  <b>Findings:</b></p> <div data-bbox="253 338 1117 449" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			
<p><b>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</b>  <b>Findings:</b></p> <div data-bbox="253 688 1133 863" style="border: 1px solid black; padding: 5px;"> <p>As discussed in Criteria 4a and 5a above, the proposed development requires revisions to the proposed sidewalk easements to comply with the standards of the City of Denton Transportation Criteria Manual Section 4.3.1.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>			
<p><b>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</b>  <b>Findings:</b></p> <div data-bbox="253 1142 1117 1310" style="border: 1px solid black; padding: 5px;"> <p>Adequate road capacity exists for the proposed development. The proposed uses have been determined to be designed to ensure safe ingress and egress and safe road conditions around the site.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>			
<p><b>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</b>  <b>Findings:</b></p> <div data-bbox="253 1654 1102 1822" style="border: 1px solid black; padding: 5px;"> <p>As discussed in Criteria 4a and 5a above, the proposed plat requires revisions in order to provide safe and adequate pedestrian connections to and from the site to serve the uses permitted under the proposed development.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

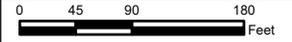
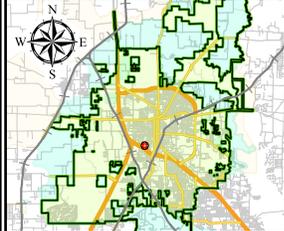
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>13. Rational Phasing Plan</b>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>No phasing plan is proposed.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p><b>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>As no preliminary plat was proposed or approved for this subdivision, this criteria is not applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>15. Whether the development will substantially comply with all requirements of this DDC.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>As discussed in further detail in Criterion 4a above, this criterion is not yet satisfied.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>As discussed in further detail in Criterion 5a above, this criterion is not yet satisfied.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

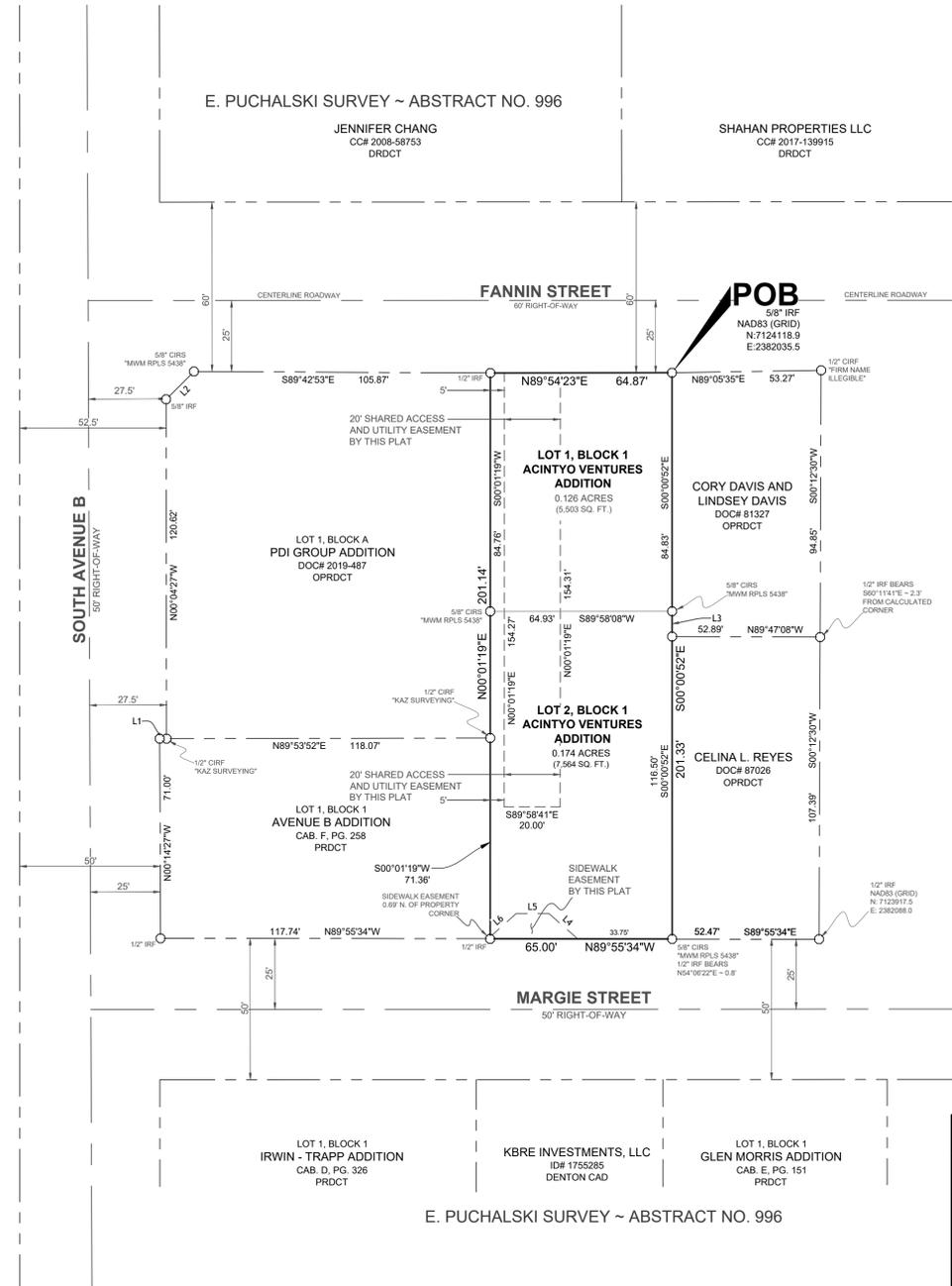
# FP24-0026 Site Location



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



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



LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	S89°53'52"W	2.46'
L2	S45°09'08"W	14.03'
L3	S00°00'52"E	8.98'
L4	N48°45'23"W	13.66'
L5	N90°00'00"E	11.67'
L6	N48°26'32"E	12.45'

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT I, MARK PEEPLES, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

MARK PEEPLES  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6443  
STATE OF TEXAS

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TARRANT

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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS **ACINTYO VENTURES LLC, A TEXAS LIMITED LIABILITY COMPANY**, ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A 0.300 ACRE TRACT OF LAND SITUATED IN THE E. PUCHALSKI SURVEY, ABSTRACT NO. 996, CITY OF DENTON, DENTON COUNTY, TEXAS, BEING ALL OF TRACTS 1 & 2, AS DESCRIBED IN THE GENERAL WARRANTY DEED TO ACINTYO VENTURES LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 92955, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (OPRDCT), SAID 0.300 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF FANNIN STREET, A 60-FOOT PUBLIC RIGHT-OF-WAY (25-FOOT TO CENTERLINE OF ROADWAY), BEING THE NORTHEAST CORNER OF SAID TRACT 2, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.11 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED TO CORY DAVIS AND LINDSEY DAVIS, HUSBAND AND WIFE, FILED FOR RECORD IN COUNTY CLERK'S DOCUMENT NO. 81327, FROM WHICH A 1/2" CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 0.11 ACRE TRACT OF LAND BEARS NORTH 89 DEGREES 05 MINUTES 35 SECONDS EAST, A DISTANCE OF 53.27 FEET, SAID BEGINNING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:7124118.9 E:2382035.5 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK);

**THENCE** SOUTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF SAID TRACT 1 AND TRACT 2, A DISTANCE OF 201.33 FEET, TO A 5/8" IRON ROD SET WITH BLUE CAP, BEING ON THE NORTH RIGHT-OF-WAY LINE OF MARGIE STREET, A 50-FOOT PUBLIC RIGHT-OF-WAY, BEING THE SOUTHEAST CORNER OF SAID TRACT 1, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 54 DEGREES 06 MINUTES 22 SECONDS EAST, A DISTANCE OF 0.8 FEET, AND FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 0.13 ACRE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED TO CELINA L. REYES, A SINGLE PERSON, BEARS SOUTH 89 DEGREES 55 MINUTES 34 SECONDS EAST, A DISTANCE OF 52.47 FEET;

**THENCE** NORTH 89 DEGREES 55 MINUTES 34 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 65.00 FEET, TO A 1/2" IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, AVENUE B ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET F, SLIDE 258, PLAT RECORDS, DENTON COUNTY (PRDCT);

**THENCE** NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT 1, AT A DISTANCE OF 71.36 FEET, PASSING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, AVENUE B ADDITION, AND CONTINUING IN ALL A TOTAL DISTANCE OF 201.14 FEET, TO A 1/2" IRON ROD FOUND, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID FANNIN STREET, SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK A, PDI GROUP ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S DOCUMENT NO. 2019-487, OPRDCT;

**THENCE** NORTH 89 DEGREES 54 MINUTES 23 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 64.87 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.300 ACRES OF LAND (13,067 SQUARE FEET), MORE OR LESS.

**OWNER'S DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **ACINTYO VENTURES LLC, A TEXAS LIMITED LIABILITY COMPANY**, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DO HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS **LOTS 1 & 2, BLOCK 1, ACINTYO VENTURES**, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DOES DEDICATE TO THE PUBLIC USE, IN FEE SIMPLE, THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS MY HAND AT DENTON, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

**ACINTYO VENTURES LLC, A TEXAS LIMITED LIABILITY COMPANY**

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

TITLE: \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF DENTON )

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC, STATE OF TEXAS

**GENERAL NOTES**

- BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK.
- ALL PROPERTY CORNERS SET ARE 5/8 INCH CAPPED IRON RODS.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48121C03960, EFFECTIVE DATE: APRIL 18, 2011.
- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- THE PURPOSE OF THIS FINAL IS TO CREATE 2 (TWO) BUILDABLE LOTS FROM AN UNPLATTED TRACT OF LAND.
- PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES LOCATED WITHIN THE ACCESS EASEMENT SHOWN WITHIN THIS PLAT.
- A TREE SURVEY AND PRESERVATION PLAN WILL BE REQUIRED TO PROCEED WITH BUILDING PERMITS ON THE SUBJECT SITE. MINIMUM TREE PRESERVATION REQUIREMENTS OF THE DENTON DEVELOPMENT CODE SECTION 7.74. MUST BE MET PRIOR TO THE RELEASE OF ANY PERMITS.
- 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.

**CERTIFICATE OF APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF JANUARY, 2024, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

CHAIRPERSON \_\_\_\_\_

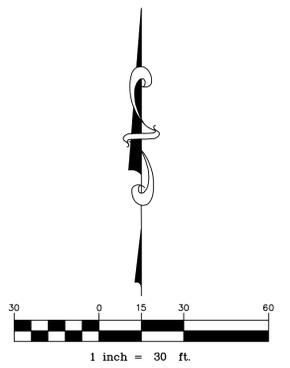
CITY SECRETARY \_\_\_\_\_

OWNER/DEVELOPER:  
ACINTYO VENTURES, LLC  
300 STATE STREET, UNIT 92068  
SOUTHLAKE, TX 76092

ENGINEER:  
FLANAGAN LAND SOLUTIONS  
CONTACT: REECE FLANAGAN, PE  
PHONE: 940-327-7963  
4447 N. CENTRAL EXPRESSWAY  
SUITE 110, BOX 123, DALLAS, TX 75205



**VICINITY MAP**  
NTS



**ABBREVIATIONS**

OPRDCT = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS  
DRDCT = DEED RECORDS, DENTON COUNTY, TEXAS  
PRDCT = PLAT RECORDS, DENTON COUNTY, TEXAS  
CC# = COUNTY CLERK'S FILE NUMBER  
IRF = IRON ROD FOUND  
CIRS = 5/8" CAPPED IRON ROD SET  
UE = UTILITY EASEMENT



**FINAL PLAT**  
**LOTS 1 & 2, BLOCK 1**  
**ACINTYO VENTURES ADDITION**  
BEING 0.300 ACRES SITUATED IN THE  
E. PUCHALSKI SURVEY ~ ABSTRACT NO. 996  
CITY OF DENTON, DENTON COUNTY, TEXAS.



2 LOTS ~ JULY 2024

August 4<sup>th</sup>, 2024

City of Denton  
601 East Hickory Street  
Denton, Texas 76205

**Re: Final Plat Submittal – Extension Request – FP24-0026**  
**Margie & Fannin Triplexes**  
**1408 Margie Street, Denton, Texas**

Dear City of Denton,

FLANAGAN is respectfully requesting an extension for FP24-0026 (Margie & Fannin Triplexes) to allow additional time to work through City comments. We intend on resubmitting August 13<sup>th</sup>, 2024.

We appreciate the opportunity to do business in Denton and look forward to working through the development process and continuing to grow our professional relationship. Please don't hesitate to reach out with any questions regarding our submittal package.

Sincerely,  
**FLANAGAN**



Reece Flanagan, PE, MBA  
[reece@flanagan-ls.com](mailto:reece@flanagan-ls.com)  
P:940.327.7963



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** FP24-0023c, **Version:** 1

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### **AGENDA CAPTION**

Consider a request by Barron Stark Engineers, on behalf of JVAC Properties LLC, for approval of a Final Plat of Lot 1, Block A Riviera Addition. The approximately 15-acre tract is generally located on the north side of Fishtrap Rd, approximately 259.2 feet west of Greenleaf Circle in the City of Denton, Denton County, Texas. (FP24-0023c, Water Line Extension Riviera, Matt Bodine)



**AGENDA INFORMATION SHEET**

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** August 14, 2024

**SUBJECT**

Consider a request by Barron Stark Engineers, on behalf of JVAC Properties LLC, for approval of a Final Plat of Lot 1, Block A Riviera Addition. The approximately 15-acre tract is generally located on the north side of Fishtrap Rd, approximately 259.2 feet west of Greenleaf Circle in the City of Denton, Denton County, Texas. (FP24-0023c, Water Line Extension Riviera, Matt Bodine)

**BACKGROUND**

The purpose of the Final Plat is to create a lot of record from a previously unplatted tract of land. The property is zoned Light Industrial (LI) and takes access from Fishtrap Rd. The property owner has previously relied on a private water well for water services but has recently submitted civil engineering plans to access City water. As part of the process to connect to City water, the owner is required to submit a final plat for the property.

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

Date Application Filed:	May 28, 2024
Planning & Zoning Commission Meeting:	June 26, 2024
Days in Review:	29 Days
Extension Approved:	June 26, 2024
Resubmitted:	June 25, 2024
Planning & Zoning Commission Meeting	July 24, 2024
Days in Review:	28 Days
Extension Approved:	July 24, 2024
Resubmitted:	July 23, 2024
Planning & Zoning Commission Meeting	August 14, 2024
Days in Review:	28 Days

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

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699. The applicant has requested an additional 30-day extension to allow for additional time to work through staff’s comments on the plat and additional review (see Exhibit 5). The requested extension could be granted to a date certain of September 11, 2024. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

**OPTIONS**

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

**RECOMMENDATION**

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of September 11, 2024. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

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

Date	Council, Board, Commission	Request	Action
June 26, 2024	Planning & Zoning Commission	Final Plat FP24-0023	Extension Approved
July 24, 2024	Planning & Zoning Commission	Final Plat FP24-0023	Extension 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 Letter Request
- 6. LLC Members List

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

Prepared by:  
 Matt Bodine  
 Assistant Planner

# Planning Staff Analysis

FP24-0023c / Water Line Extension Riviera

City of Denton City Council District 2

Planning & Zoning Commission

**REQUEST:**

Final Plat to create a lot of record from a previously unplatted tract of land.

**APPLICANT:**

Barron Stark Engineers on behalf of JVAC Properties LLC.

**RECOMMENDATION:**

Staff recommends denial of this Final Plat as it does not meet the established approval criteria for final plats, as shown in the following table. However, staff has no objections to the requested extension which could be granted to a date certain of September 11, 2024.

## Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p><b>a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not meet all review criteria, as detailed below:</p> <ol style="list-style-type: none"> <li>CEPs must be reviewed and approved prior to plat approval.</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final plat meets the review criteria.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>There is no conflict between the review criteria.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. Prior Approvals</b>			
<p><b>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p>changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;">No prior approvals applicable to the development.</div>			
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b> The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;">There are no competing plan goals, policies, and strategies for this site.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; height: 20px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4. Compliance with this DDC</b>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; height: 20px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;">The Final Plat was submitted at an adequate level of detail.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. Compliance with Other Applicable Regulations</b>			
<p><b>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; height: 20px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6. Consistent with Interlocal and Development Agreements</b>			
<p><b>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>Findings:</b> <div style="border: 1px solid black; padding: 5px;">There are no interlocal or development agreements associated with this plat.</div>			
<b>7. Minimizes Adverse Environmental Impacts</b>			
<b>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</b> <b>Findings:</b> <div style="border: 1px solid black; padding: 5px;">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			
<b>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</b> <b>Findings:</b> <div style="border: 1px solid black; padding: 5px;">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>			
<b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b> <b>Findings:</b> <div style="border: 1px solid black; padding: 5px;">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			
<b>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</b> <b>Findings:</b> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>			
<b>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</b> <b>Findings:</b> <div style="border: 1px solid black; padding: 5px;">There is adequate road capacity to accommodate the existing use.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>			

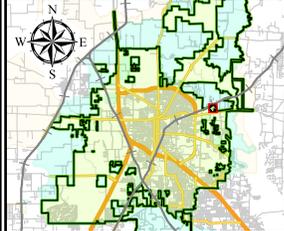
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p><b>Findings:</b></p> <div data-bbox="253 436 1040 548" style="border: 1px solid black; padding: 5px;"> <p>Current City capacity can accommodate the existing development.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. Rational Phasing Plan</b>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p><b>Findings:</b></p> <div data-bbox="253 787 1040 861" style="border: 1px solid black; padding: 5px;"> <p>No phasing associated with the project.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</p> <p><b>Findings:</b></p> <div data-bbox="204 1104 1081 1241" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, preliminary plats are no longer required.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15. Whether the development will substantially comply with all requirements of this DDC.</p> <p><b>Findings:</b></p> <div data-bbox="204 1346 1065 1398" style="border: 1px solid black; height: 25px;"></div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</p> <p><b>Findings:</b></p> <div data-bbox="204 1503 1065 1558" style="border: 1px solid black; height: 25px;"></div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# FP24-0023 Site Location



- Roads
- ▭ Parcels
- ▭ COD
- ▭ ETJ
- ▭ ETJ 2
- ▨ NAA 8/1/20
- ▨ NAA 8/1/40

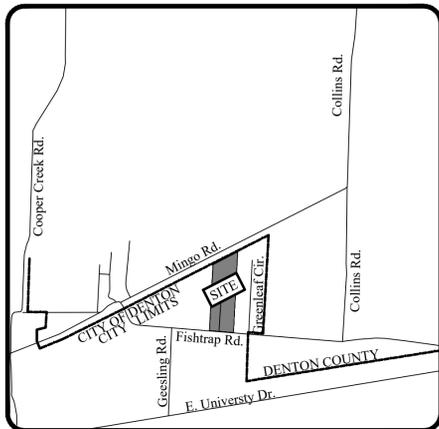


0 100 200 400 Feet

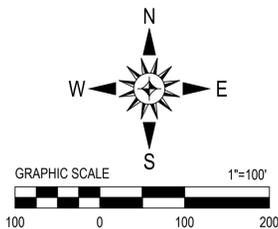
**CITY OF DENTON**  
Development Services • GIS  
Date: 5/30/2024

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO PROVIDE MUNICIPAL WATER UTILITY ACCESS BY CREATING ONE LOT FROM A PREVIOUSLY UNPLATTED TRACT. WASTEWATER & WATER UTILITY SERVICES TO THIS SITE WILL BE PROVIDED BY THE CITY OF DENTON.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"), THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS, CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
- THE SUBJECT TRACT SHOWN IS LOCATED WITHIN THE CITY OF DENTON.
- PRIVATE IMPROVEMENTS CANNOT ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.
- DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
- ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, DATED APRIL 18, 2011 MAP NO. 48121C0380G, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- WATER UTILITY SERVICE WILL BE PROVIDED BY THE CITY OF DENTON.
- WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH THE CITY OF DENTON.
- SEE VICINITY MAP FOR CITY LIMITS.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS
- APPROVAL OF THIS PLAT WILL EXPIRE TWO YEARS FROM PLANNING & ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF DENTON.
- A TREE SURVEY AND PRESERVATION PLAN WILL BE REQUIRED TO PROCEED WITH BUILDING PERMITS ON THE SUBJECT SITE. MINIMUM TREE PRESERVATION REQUIREMENTS OF DENTON DEVELOPMENT CODE SECTION 7.74 MUST BE MET PRIOR TO THE RELEASE OF ANY PERMITS.
- 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.
- 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.



Vicinity Map  
NOT TO SCALE



**NOTE:**  
 ○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED BARRON STARK  
 ● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

Line #	Length	Direction
L1	290.19'	N36° 03' 51"W
L2	109.78'	N52° 23' 18"W
L3	77.10'	N59° 37' 00"W
L4	63.37'	N47° 13' 32"W
L5	49.52'	N59° 02' 03"W
L6	31.62'	N63° 00' 25"W



OWNERS CERTIFICATE

State of Texas {}  
 County of Denton {}

WHEREAS JVAC Properties, LLC, is the Owner of the herein described real property to wit:

Being a 15.001 acre tract of land situated in the Thomas H. Living Survey, Abstract No. 729, & Moreau Forrest Survey, Abstract No. 417 Denton County, Texas and being more particularly described as follows:

BEING all that certain lot, tract or parcel of land located in the THOMAS H. LIVING SURVEY, ABSTRACT NO. 729 and MOREAU FORREST SURVEY, ABSTRACT NO. 417, Denton County, Texas, and being that same tract of land described in deed to JVAC Properties, LLC, recorded as Instrument No. 2008-52183, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" Iron rod found in the south line of T&P Railroad Co., at the Northeast corner of Lot 1, Block A Perfect Finish Landscaping Addition, an Addition to the City of Denton, Texas as recorded in Instrument No. 2017-134 of the Plat Records of Denton County, Texas (PRDCT), same being the Northwest corner of said 15.00 acre Tract;

THENCE North 63°01'03" East, along said T&P Railroad Co. a distance of 535.33 feet to a 14" tree found in the west line of Meadow Lark Addition, Denton County, Texas, according to the plat thereof recorded in Volume 8, Page 13 (PRDCT), same being the Northeast corner of said 15.00 acre Tract, from which a 3/8" iron rod found for reference bears North 08°03'37" East, a distance of 1.99 feet;

THENCE South 03°05'54" West, passing at a distance of 1,516.26 feet the southwest corner of said Meadow Lark Addition, and continuing for a total distance of 1,549.90 feet to a point for corner in Fishtrap Road, same being the southeast corner of said 15.00 acre Tract, from which a 1/2" iron rod found for reference bears North 03°11'18" East, a distance of 34.03 feet;

THENCE North 84°58'28" West, a distance of 465.48 feet to a point for corner thereof, same being the Southwest corner of said 15.00 acre tract, from which a 1/2" iron rod found for reference bears North 03°11'18" East, a distance of 34.03 feet;

THENCE North 03°11'18" East, a distance of 1,265.93 feet to the POINT OF BEGINNING AND CONTAINING 15.001 acres, or 653,464 square feet of land, more or less

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That JVAC Properties, LLC, Owner of the above described tract of land, Lot 1, Block A Riviera Addition an addition to the City of Denton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

By: \_\_\_\_\_ Date: \_\_\_\_\_

State of Texas {}  
 County of \_\_\_\_\_ {}

BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Signature

My commission expires: \_\_\_\_\_

Legend of Symbols & Abbreviations

PRDCT	PLAT RECORDS, DENTON COUNTY TEXAS
DRDCT	DEED RECORDS, DENTON COUNTY TEXAS
IRF	IRON ROD FOUND
BTP	BY THIS PLAT
R.O.W.	RIGHT OF WAY
NO.	NUMBER
E.	EASTING
N.	NORTHING
P.U.E.	PUBLIC UTILITY EASEMENT
M.R.D.C.T.	MAP RECORDS, DENTON COUNTY TEXAS
INST. NO.	INSTRUMENT NUMBER
---	BOUNDARY LINE TYPE
---	ADJOINER LINE TYPE
---	SURVEY ABSTRACT LINE
---	APPROXIMATE CENTERLINE OF TIMBER BRANCH CREEK
---	CITY LIMITS LINE TYPE
---	CLEARANCE ZONE
---	RIGHT-OF-WAY DEDICATION LINE
---	RIGHT-OF-WAY LINE

**Planning and Zoning Commission Approval - Final Replat**  
 This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this replat and subdivision of Riviera 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Chair, Planning & Zoning Commission

\_\_\_\_\_  
 City Secretary

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Charles F. Stark, 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.

NOT TO BE RECORDED - FOR REVIEW PURPOSES

Charles F. Stark, RPLS Date \_\_\_\_\_  
 Texas Registration No. 5084



FINAL PLAT  
 LOT 1, BLOCK A  
 RIVIERA ADDITION  
 AN ADDITION TO THE CITY OF DENTON

Being 15.001 Acres Situated in the  
 Thomas H. Living Survey, Abstract No. 729  
 & Moreau Forrest Survey, Abstract No. 417  
 Denton County, Texas  
 JUNE 2024

CITY OF DENTON PROJECT NUMBER  
 FP24-0023

**From:** Jabreel Graham <jabreelg@barronstark.com>  
**Sent:** Thursday, August 8, 2024 8:56 AM  
**To:** Bodine, Matt  
**Subject:** Re: extension request for FP24-0023

Good Morning Matt,

We would like to request an extension for FP24-0023 as the civil plans are under review and have not been approved.

Thanks,



**JABREEL GRAHAM**

CIVIL ENGINEER

6221 Southwest Blvd, Ste. 100, Fort Worth, TX 76132

d 817.231.8124 | c 336.317.4133 | [jabreelg@barronstark.com](mailto:jabreelg@barronstark.com)

[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [barronstark.com](http://barronstark.com)

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**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

**Filing Number:** 800960205      **Entity Type:** Domestic Limited Liability Company (LLC)  
**Original Date of Filing:** April 3, 2008      **Entity Status:** In existence  
**Formation Date:** N/A  
**Tax ID:** 32036669235      **FEIN:**  
**Duration:** Perpetual  
  
**Name:** JVAC Properties, LLC  
**Address:** 3332 REMINGTON DRIVE  
 PLANO, TX 75023 USA

REGISTERED AGENT		FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name	Address						Inactive Date
Nandhini J Venkatesan							



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** FR24-0005a, **Version:** 1

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### **AGENDA CAPTION**

Consider a request by Kimley-Horn & Associates, on behalf of Forestar Group for a Final Replat of Eagle Creek Phase 3B. The approximately 36.07-acre site is generally located 0.5 miles east of South Bonnie Brae Street and north of Roselawn Drive in the City of Denton, Denton County, Texas. (FR24-0005a, Eagle Creek Phase 3B, Bryce Van Arsdale)



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: August 14, 2024

**SUBJECT**

Consider a request by Kimley-Horn & Associates, on behalf of Forestar Group for a Final Replat of Eagle Creek Phase 3B. The approximately 36.07-acre site is generally located 0.5 miles east of South Bonnie Brae Street and north of Roselawn Drive in the City of Denton, Denton County, Texas. (FR24-0005a, Eagle Creek Phase 3B, Bryce Van Arsdale)

**BACKGROUND**

The purpose of this Final Replat is to establish 125 single family lots, 7 homeowners’ association lots, dedicate easements, and establish right-of-way. The lots will have access to Roselawn Drive via an internal street network. The subject property is situated within the City of Denton’s city limits.

On August 14, 2019, Development Services received a Preliminary Plat application (PP19-0019) from Forestar Group, Inc. for the development. The Preliminary Plat was later approved by the Planning & Zoning Commission on February 5, 2020 and included a phasing plan that showed four overall phases.

An overall Traffic Impact Analysis (TIA) for the development (TIA20-0001) was submitted March 31, 2020 and was approved on June 16, 2020.

On August 5, 2020, an Alternative Environmentally Sensitive Area Plan (AES20-0003) for the development was forwarded to City Council with a recommendation of approval by the Planning & Zoning Commission with staff recommendations. The Alternative Environmentally Sensitive Area Plan was later approved by City Council on September 15, 2020.

The property is currently zoned Residential 4 (R4).

Initial Application Date:	June 25, 2024
Planning & Zoning Commission Meeting:	July 24, 2024
Days in Review:	29 Days
Extension Approved:	July 24, 2024
Planning and Zoning Commission Meeting:	August 14, 2024
Days in Extension:	21 Days

This is the **second extension request** received for this item.

This application is being considered under TX LGC 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699. The applicant has requested a 30-day extension to allow for additional

time to work through staff’s comments on the plat and additional review (Exhibit 5). Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary.

**OPTIONS**

1. Approve as submitted
2. Approve requested 2<sup>nd</sup> extension
3. Deny with reasons

**RECOMMENDATION**

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objections to the requested extension to a date certain of September 11, 2024; see Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

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

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
October 31, 1960	City Council	Annexation into City Limits	Approved
1969	City Council	Citywide Rezoning to Agriculture District (A)	Approved
February 5, 2002	City Council	Requested zoning change from Agricultural (A) to Neighborhood Residential 4 (NR-4)	Approved
February 5, 2020	Planning and Zoning Commission	Request approval of a Preliminary Plat for approximately 213.96-acres	Approved
August 5, 2020	Planning and Zoning Commission	Alternative Environmentally Sensitive Area Plan (AES A20-0003) for the development	Approved, with staff recommendations
August 18, 2020	City Council	Alternative Environmentally Sensitive Area Plan (AES A20-0003) for the development	Postponed consideration, pending a tree assessment of the area to be disturbed and of the Upland Habitat Environmental Sensitive Area
August 25, 2020	City Council	Reconsider the postponement of the Alternative Environmentally Sensitive Area Plan, pending a tree assessment of the area to be disturbed and of the Upland Habitat Environmental Sensitive Area	Approved
September 15, 2020	City Council	Alternative Environmentally Sensitive Area Plan (AES A20-0003) for the development	Approved
July 24, 2024	Planning and Zoning Commission	Eagle Creek Phase 3B (FR24-0005) extension request	Extension approved

## **PUBLIC OUTREACH**

No public outreach is required for a Final Replat.

## **DEVELOPER ENGAGEMENT DISCLOSURES**

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

## **EXHIBITS**

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

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

Prepared by:  
Bryce Van Arsdale  
Assistant Planner

# Planning Staff Analysis

FR24-0005a Eagle Creek Phase 3B

City Council District #3

Planning & Zoning Commission

**REQUEST:**

Final Replat for an approximately 36.07-acre site

**APPLICANT:**

Kimley-Horn & Associates, on behalf of Forestar Group

**RECOMMENDATION:**

Staff recommends denial of this Final Replat as it does not meet the established approval criteria, as shown in the following table. Staff has no objection to the requested extension to a date certain of September 11, 2024.

## Final Replat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p><b>a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Replat is not compliant with all City regulations, as noted below and in the Outstanding Comments listed at the end of this document.</p> <p>1. Approval will be through Planning and Zoning Commission. Please update signature block accordingly. (FPC 5.5)</p> <p>2. The Park Dedication Ordinance (98-039) will apply to this development. Clarification is needed on the ownership of Lot 2X-HOA, Block O. Park Development Agreements for Eagle Creek have been uploaded to the attachments. Add park dedication language to the notes. (FPC 6.5)</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Replat does not meet all review criteria, as detailed in Approval Criteria 4 below.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>Findings:</b></p> <div data-bbox="253 233 1040 289" style="border: 1px solid black; padding: 5px;"> <p>There is no conflict.</p> </div>			
<p><b>2. Prior Approvals</b></p>			
<p><b>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 564 1040 760" style="border: 1px solid black; padding: 5px;"> <p>On February 5, 2020, the Planning and Zoning Commission voted [6-0] to approve the proposed Preliminary Plat for the approximately 213.96-acre site. This Final Replat is a phase of the proposed development that was presented and approved.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b>  <b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 932 1040 1079" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1220 1040 1304" style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, and strategies for this site.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1478 1040 1520" style="border: 1px solid black; padding: 5px;"> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4. Compliance with this DDC</b></p>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b></p> <p><b>Findings:</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
	<p>All applications shall include all required information requested by the Director of staff to demonstrate compliance with City codes per DDC Section 2.4.4B</p> <p>1. Pending Civil Engineering Plan approval (DDC 8.2.3.A)</p>			
	<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b></p> <p><b>Findings:</b></p> <p>The subject submittal is a Final Replat, and it was reviewed based on the established Final Plat checklist and requirements.</p>	☒	☐	☐
<b>5. Compliance with Other Applicable Regulations</b>				
	<p><b>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</b></p> <p><b>Findings:</b></p> <p>The Final Replat complies with all other applicable regulations.</p>	☒	☐	☐
<b>6. Consistent with Interlocal and Development Agreements</b>				
	<p><b>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</b></p> <p><b>Findings:</b></p> <p>No interlocal or development agreements are applicable to this project.</p>	☐	☐	☒
<b>7. Minimizes Adverse Environmental Impacts</b>				
	<p><b>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</b></p> <p><b>Findings:</b></p> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p>	☐	☐	☒

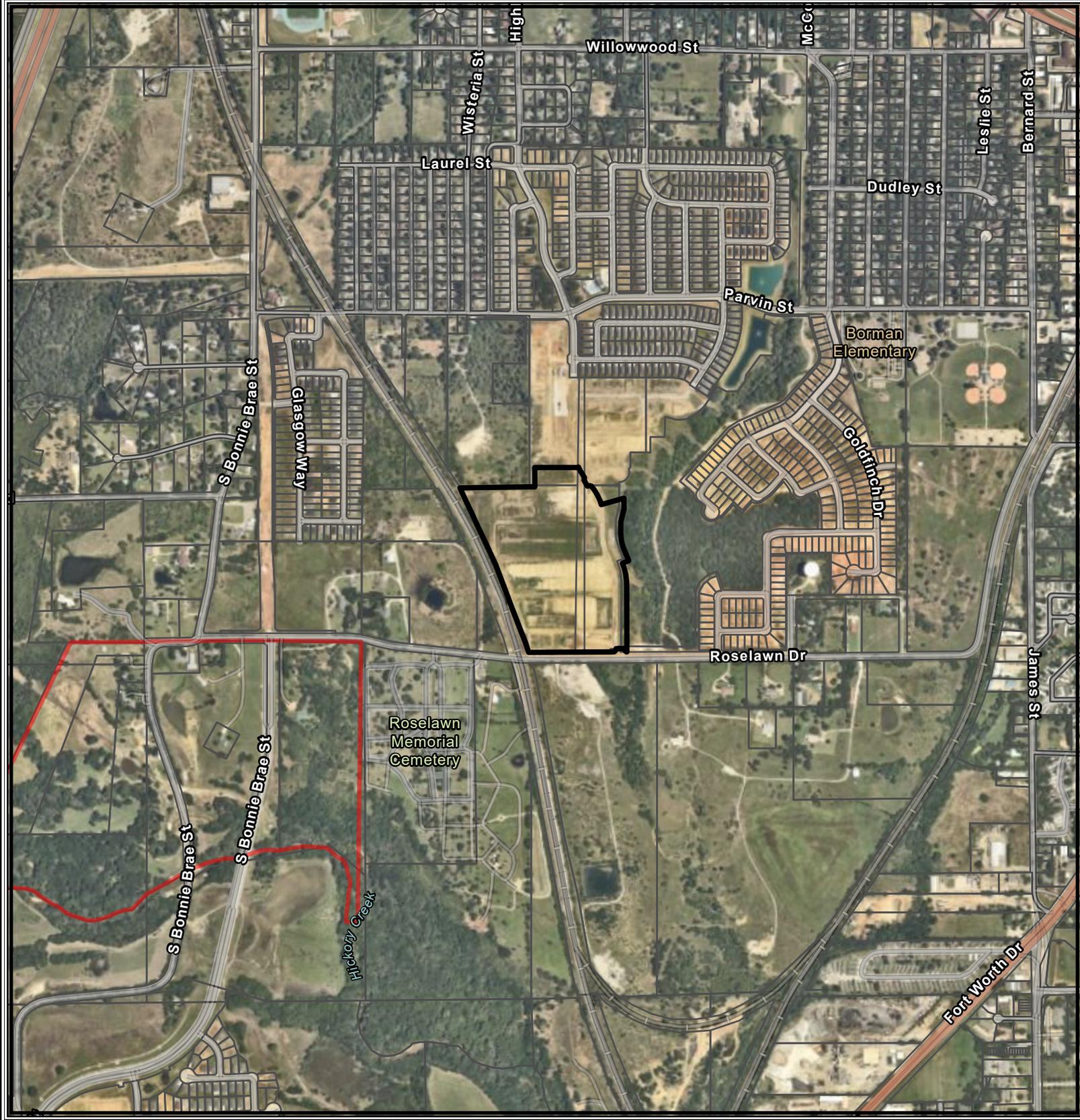
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			
<p data-bbox="203 235 1149 336"><b>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</b></p> <p data-bbox="251 336 373 367"><b>Findings:</b></p> <div data-bbox="251 367 1117 493" style="border: 1px solid black; padding: 5px;"> <p data-bbox="267 378 1023 483">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>			
<p data-bbox="203 676 1149 745"><b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b></p> <p data-bbox="251 745 373 777"><b>Findings:</b></p> <div data-bbox="251 777 1117 871" style="border: 1px solid black; padding: 5px;"> <p data-bbox="267 787 1096 861">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			
<p data-bbox="203 1075 1149 1249"><b>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</b></p> <p data-bbox="251 1281 373 1312"><b>Findings:</b></p> <div data-bbox="251 1312 1133 1386" style="border: 1px solid black; padding: 5px;"> <p data-bbox="267 1323 1031 1365">The proposed Final Replat is compliant with all City regulations.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>			
<p data-bbox="203 1459 1149 1627"><b>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</b></p> <p data-bbox="251 1627 373 1659"><b>Findings:</b></p> <div data-bbox="251 1659 1117 1774" style="border: 1px solid black; padding: 5px;"> <p data-bbox="267 1669 1079 1743">The proposed lots will have access to Roselawn Drive via an internal network of streets.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;">The lots will be served by City of Denton water and wastewater.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. Rational Phasing Plan</b>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;">This Final Replat is the sixth phase of a greater development.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

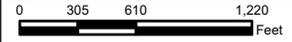
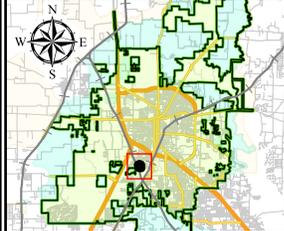
Final Replat Review Applicability Criteria (DDC Section 2.6.7.D)	Applicability		
	Met	Not Met	N/A
<p><b>14. Is consistent with the underlying zoning districts;</b></p> <div style="border: 1px solid black; padding: 5px;">The plat is consistent with the underlying Residential-6 zoning district.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15. Complies with all applicable dimensional and development standards in this DDC;</b></p> <div style="border: 1px solid black; padding: 5px;">The Final Replat complies with all applicable DDC standards other than the outstanding comment listed above.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16. Does not affect a recorded easement without approval from the easement holder;</b></p> <div style="border: 1px solid black; padding: 5px;">No recorded easements are affected by this replat.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>17. Will not result in adverse impacts to the surrounding property;</b></p> <div style="border: 1px solid black; padding: 5px;">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Replat Review Applicability Criteria (DDC Section 2.6.7.D)	Applicability		
	Met	Not Met	N/A
<p><b>18. Will not limit the city’s ability to provide adequate and sufficient facilities or services; and</b></p> <div data-bbox="204 268 1065 390" style="border: 1px solid black; padding: 5px;"> <p>The replat will not affect the City’s ability to provide services to the lots created or surrounding properties.</p> </div>	☒	☐	☐
<p><b>19. Complies with all other ordinances and plans and regulations adopted by the City, including the Comprehensive Plan and other long-range or special purpose area planning documents.</b></p> <div data-bbox="204 499 1065 621" style="border: 1px solid black; padding: 5px;"> <p>The final replat complies with the development agreement and preliminary plat approved by the City.</p> </div>	☒	☐	☐

# FR24-0005 Site Location



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



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







August 7, 2020

Department of Development Services  
401 N. Elm St., Denton, Texas 76201

**RE: *Project Number: FR24-0005***  
***Project Name: Eagle Creek Phase 3B***

This letter is being sent to formally request a 30-day extension for the Eagle Creek Phase 3B – Final Replat (FR24-0005).

Sincerely,

A handwritten signature in black ink, appearing to read "BPF", with a long horizontal flourish extending to the right.

Brock Pfister, P.E.  
Kimley-Horn and Associates



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** FR24-0008, **Version:** 1

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### **AGENDA CAPTION**

Consider a request by Bloomfield Homes, LP for approval of a Replat of Country Lakes North, Phase 6AB. The approximately 6.997-acre tract of land is generally located on the south side of Johnson Lane between John Paine Road and Old John Paine Road in the City of Denton, Denton County, Texas. (FR24-0008, Country Lakes North, Phase 6AB, Julie Wyatt)



# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** August 14, 2024

### **SUBJECT**

Consider a request by Bloomfield Homes, LP for approval of a Replat of Country Lakes North, Phase 6AB. The approximately 6.997-acre tract of land is generally located on the south side of Johnson Lane between John Paine Road and Old John Paine Road in the City of Denton, Denton County, Texas. (FR24-0008, Country Lakes North, Phase 6AB, Julie Wyatt)

### **BACKGROUND**

The purpose of this Replat is to abandon an 8-foot-wide utility easement along the north property line of 33 single-family residential lots within Planned Development 174 (PD-174). The easement does not contain any public infrastructure and is not needed by the City to serve the lots or extend water/wastewater.

The proposal will not introduce any new uses or lots and is consistent with the requirements for PD-174.

Date Application Filed	July 16, 2024
Planning and Zoning Commission Meeting	August 14, 2024
Days in Review	29 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. Since this plat application was submitted after September 1, 2023 the changes to LGC Chapter 212 are applicable. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (Exhibit 6). In accordance with TX LGC Section 212.009 the extension cannot exceed 30 days and could be granted to a date certain of September 11, 2024. 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 1<sup>st</sup> 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 September 11, 2024. **This is the first extension request.** See Staff Analysis (Exhibit 2) for detailed reasons for denial.

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

Date	Council, Board, Commission	Request	Action
June 15, 1999	City Council	Annexation	Approval
June 15, 1999	City Council	General Concept Plan for PD-174 (Ordinance 99-205)	Approval
September 12, 2000	City Council	Detailed Plan for single-family uses (Ordinance 2000-321)	Approval
August 2013	Planning and Zoning Commission	Preliminary Plat	Approval
September 17, 2019	City Council	Citywide rezoning with provision to allow legacy PDs to remain under the development regulations established by their respective PDs (DCA18-0009u)	Approval
February 23, 2022	Planning and Zoning Commission	Final Plat FP22-0004	Withdrawn
March 22, 2023	Planning and Zoning Commission	Final Plat FP22-0004	Approved

**PUBLIC OUTREACH**

Once all comments are addressed and the replat is approved, staff will comply with Texas Local Government Code 212.015 and send written notice to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted. The notice must be mailed no later than the 15th day after the date the replat is approved and include the following:

- The zoning designation of the property after the replat; and
- A telephone number and e-mail address an owner of a lot may use to contact the municipality about the replat.

**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. Replat
5. Extension Request Letter

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

Prepared by:  
Julie Wyatt  
Principal Planner

**Planning Staff Analysis**  
**FR24-0008/Country Lakes Phase 6AB**  
**City Council District #4**  
**Planning & Zoning Commission**

**REQUEST:**

Replat of 33 single-family residential lots.

**APPLICANT:**

Brighton Yau with LJA Engineering on behalf of Bloomfield Homes, LP.

**RECOMMENDATION:**

Staff recommends denial of this plat as it doesn't meet the established approval criteria for Final Plats, as shown in the following table:

**Final Plat Approval Review Criteria**

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p><b>a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>All applications shall include all required information requested by the Director to demonstrate compliance with City codes per DDC Section 2.4.4B. In order for the Final Plat to meet all general review criteria established by the as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B and as detailed in Approval Criteria 4a and 10 the following corrections are required:</p> <p>PLN1. Provide a separate Owner's Authorization for each property owner, including individual homeowners (FPC 1.2)</p> <p>PLN2. Change project number to FR24-0008 (FPC 2.2)</p> <p>PLN3. Add all current owners to the plat (FPC 2.4)</p> <p>PLN4. "Ghost" in the easement being abandoned with recording information and language "To be abandoned by this plat" (FPC 3.6)</p> <p>Eng 1.1 Some of these notes are outdated and some of the necessary standard notes are missing. Please refer to the City's updated standard plat notes: <a href="https://tx-denton.civicplus.com/DocumentCenter/View/9297/Standard-Plat-Notes-05-31-24">https://tx-denton.civicplus.com/DocumentCenter/View/9297/Standard-Plat-Notes-05-31-24</a> (FPC 5.9)</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.</b>  <b>Findings:</b>  <div data-bbox="253 300 1094 443" style="border: 1px solid black; padding: 5px;"> <p>The Replat does not meet all review criteria, as detailed in Approval Criterion 1 above.</p> </div> </p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</b>  <b>Findings:</b>  <div data-bbox="253 611 1040 779" style="border: 1px solid black; height: 80px;"></div> </p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. Prior Approvals</b>			
<p><b>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</b>  <b>Findings:</b>  <div data-bbox="253 1052 1040 1184" style="border: 1px solid black; padding: 5px;"> <p>The development is consistent with PD 174 and previously approved plats.</p> </div> </p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b>  <b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b>  <b>Findings:</b>  <div data-bbox="253 1356 1040 1587" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div> </p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</b>  <b>Findings:</b>  <div data-bbox="253 1728 1040 1881" style="border: 1px solid black; height: 73px;"></div> </p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan.</b>  <b>Findings:</b>  <div data-bbox="253 300 1040 401" style="border: 1px solid black; height: 48px; width: 100%;"></div></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4. Compliance with this DDC</b>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b>  <b>Findings:</b>  <div data-bbox="253 573 1109 747" style="border: 1px solid black; padding: 5px;">The proposed development complies with all applicable standards.</div></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b>  <b>Findings:</b>  <div data-bbox="253 884 1068 1010" style="border: 1px solid black; padding: 5px;">The subject submittal is a replat, and it was reviewed based on the checklist and requirements for a final plat.</div></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. Compliance with Other Applicable Regulations</b>			
<p><b>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</b>  <b>Findings:</b>  <div data-bbox="253 1318 1040 1444" style="border: 1px solid black; padding: 5px;">The proposed development compiles with all applicable regulations, standards, and requirements.</div></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. Consistent with Interlocal and Development Agreements</b>			
<p><b>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</b>  <b>Findings:</b>  <div data-bbox="253 1686 1040 1864" style="border: 1px solid black; height: 85px; width: 100%;"></div></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>7. Minimizes Adverse Environmental Impacts</b>			
<p>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The development will not cause significant adverse impacts.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			
<p>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>			
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			
<p>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The development complies with all standards and specifications.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>			
<p>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>There is adequate road capacity to accommodate the proposed use.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>12. Provides Adequate Public Services and Facilities</b>			
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>Current capacity can accommodate the proposed development.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. Rational Phasing Plan</b>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>The proposed project includes the final phases for the residential component of PD-174.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

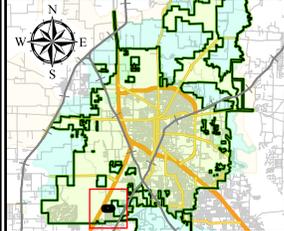
Final Replat Review Applicability Criteria (DDC Section 2.6.7.D)	Applicability		
	Met	Not Met	N/A
<p><b>14. Is consistent with the intent of the underlying zoning districts;</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>The proposal is consistent with PD-174.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15. Complies with applicable dimensional and development standards in this DDC;</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>The proposal conforms to the dimensional and development standards established by PD-174</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16. Does not affect a recorded easement without approval from the easement holder;</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>Staff has no objection to the removal of the utility easement.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final Replat Review Applicability Criteria (DDC Section 2.6.7.D)	Applicability		
	Met	Not Met	N/A
<p><b>17. Will not result in adverse impacts to surrounding property;</b></p> <div data-bbox="240 239 1081 390" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>18. Will not limit the city’s ability to provide adequate and sufficient facilities or services; and</b></p> <div data-bbox="240 541 1081 657" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>The replat will not affect the City’s ability to provide services to the lots created or surrounding properties.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>19. Complies with all other ordinances and plans and regulations adopted by the City, including the Comprehensive Plan and other long-range or special purpose area planning documents.</b></p> <div data-bbox="240 846 1081 926" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>The proposed replat complies will all regulations.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

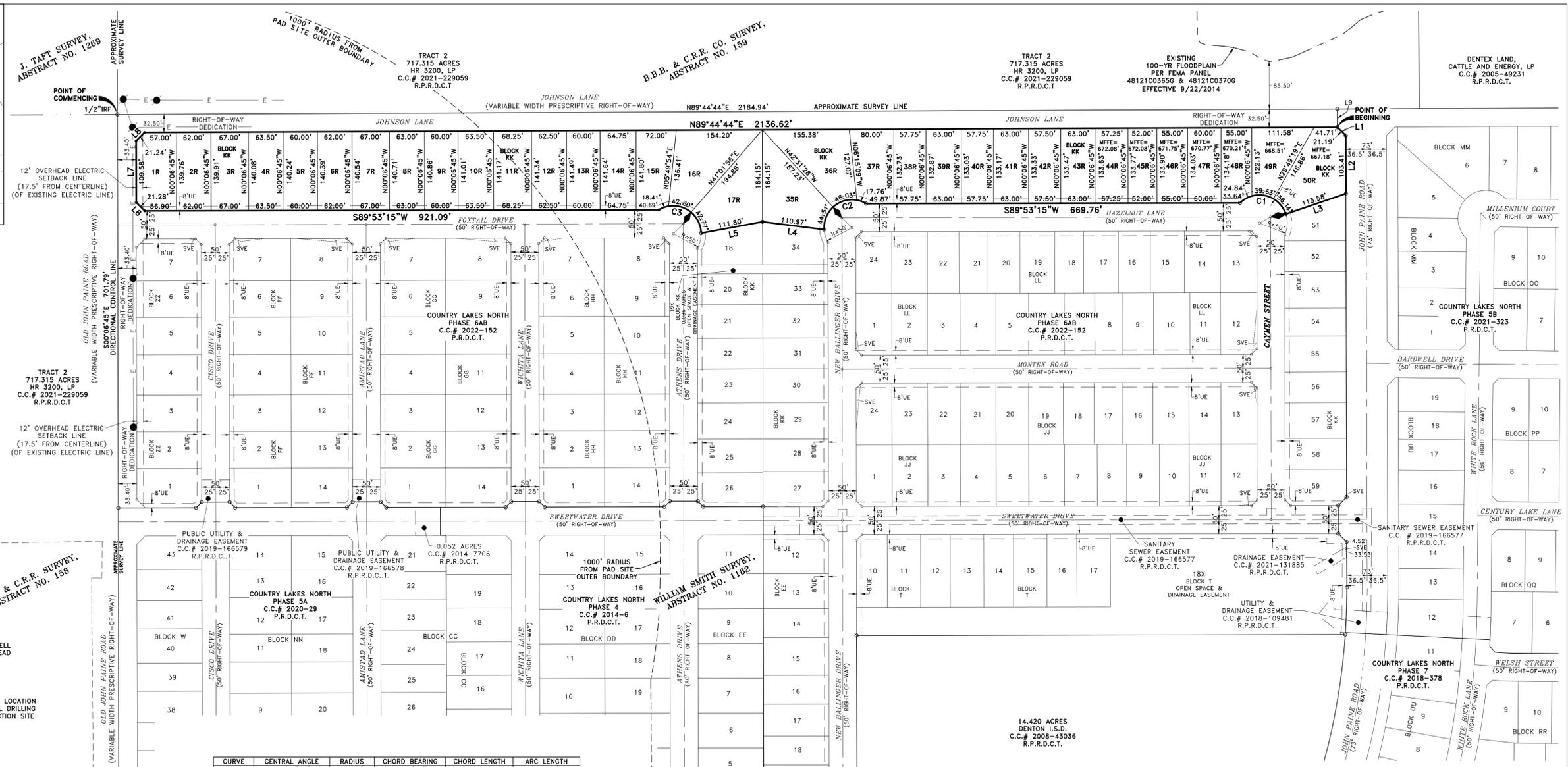
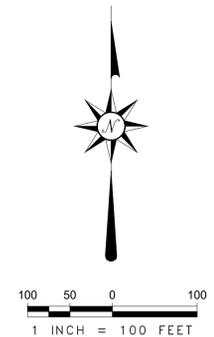
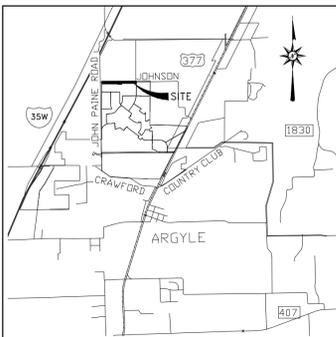
# FR24-0008 Site Location



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



"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative 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."



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	115°17'28"	50.00'	N76°24'45"W	84.48'	100.61'
C2	124°05'59"	50.00'	S58°31'15"W	88.34'	108.30'
C3	119°08'56"	50.00'	N61°13'17"W	86.23'	103.98'

LINE	BEARING	DISTANCE
L1	S45°11'40"E	21.19'
L2	S00°08'05"E	103.41'
L3	S71°13'59"W	113.58'
L4	N62°52'52"W	110.97'
L5	S79°38'58"W	111.80'
L6	N45°18'00"W	21.28'
L7	N00°06'45"W	109.58'
L8	N44°49'00"E	21.24'
L9	S00°15'16"E	32.50'

- LEGEND**
- IRF IRON ROD FOUND
  - SWE SIDEWALK EASEMENT
  - SVE SITE VISIBILITY EASEMENT
  - PAE PEDESTRIAN ACCESS EASEMENT
  - PUE PRIVATE UTILITY EASEMENT
  - UE UTILITY EASEMENT
  - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
  - R.P.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
- 
- BOUNDARY LINE
  - - - RIGHT-OF-WAY CENTERLINE
  - - - EASEMENT LINE
  - - - GAS SETBACK LINE
  - - - OVERHEAD ELECTRIC LINE
  - ELECTRIC POWER POLE
  - - - FLOODPLAIN LINE
- 
- ◀ STREET NAME CHANGE

- NOTES:**
- BEARING BASIS BEING THE NORTH LINE OF COUNTRY LAKES NORTH, PHASE 7, AN ADDITION TO THE CITY OF DENTON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-378, PLAT RECORDS, DENTON COUNTY, TEXAS.
  - ALL COMMON AREAS, DETENTION PONDS, OPEN SPACES AND DRAINAGEWAYS/FACILITIES NOT DEDICATED TO THE CITY SHALL BE OWNED, OPERATED AND MAINTAINED BY HOME OWNERS ASSOCIATION AS OPEN SPACE EASEMENTS.
  - NO IMPROVEMENTS SHALL ENCRUCH WITHIN SIDE, REAR AND/OR FRONT YARD SET BACKS WHICH IMPEDES FLOWS.
  - NO LOT SHALL DRAIN ACROSS ANOTHER ADJACENT RESIDENTIAL LOT WITHOUT A PLATTED DRAINAGE EASEMENT.
  - LANDSCAPING SHALL BE INSTALLED AS REQUIRED BY CITY ORDINANCE, EXCEPT THAT EACH LOT MUST HAVE AT LEAST ONE 4 INCH CALIPER TREE, MEASURED 36 INCHES ABOVE GROUND, IN THE PLANTING AREA BETWEEN THE SIDEWALK AND THE STREET.
  - IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
  - ALL CORNERS ARE MONUMENTED WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE NOTED.
  - NO KNOWN EXISTING GAS, PETROLEUM, OR SIMILAR COMMON CARRIER EASEMENT OR PIPELINES ARE LOCATED WITHIN THE BOUNDARY OF THIS PLAT.
  - SOME LOTS ARE WITHIN 1000 FEET OF A GAS WELLHEAD, WHICH IS LOCATED WEST OF THE SUBJECT PROPERTY. THE DRILLING AND PRODUCTION SITE CONTAINS THE EXISTENCE OF PRODUCTION WELLS. THE POSSIBILITY OF NEW WELLS THAT MAY BE DRILLED AND FRACTURE STIMULATED ON THE DRILLING AND PRODUCTION SITE, AS WELL AS THE POSSIBILITY THAT GAS WELLS ON THE DRILLING AND PRODUCTION SITE MAY BE RE-DRILLED AND/OR RE-FRACTURE STIMULATED IN THE FUTURE.
  - PRIVATE IMPROVEMENTS CANNOT ENCRUCH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.
  - NO PRESERVED TREES EXIST ON SITE.

**OWNER:** BLOOMFIELD HOMES, L.P.  
1050 E. HWY 114 #210  
SOUTHLAKE, TEXAS 76092  
(972) 839-3882  
Contact: Clint Vincent

**DEVELOPER:** DOUGLAS PROPERTIES, INC.  
2309 AVENUE K, SUITE 100  
PLANO, TEXAS 75074  
(972) 472-1658  
Contact: JR Douglas

**SURVEYOR:**  
**LJA Surveying, Inc.**  
6060 North Central Expressway Suite 400  
Dallas, Texas 75206  
Contact: Michael J. Baitup

Phone 469.621.0710  
T.B.P.E.L.S. Firm No. 10194382

**A REPLAT OF COUNTRY LAKES NORTH PHASE 6AB**

**6.997 ACRES (304,771 SQ. FT.) 33 RESIDENTIAL LOTS**

OUT OF THE WILLIAM SMITH SURVEY, ABSTRACT NO. 1182 IN THE CITY OF DENTON, DENTON COUNTY, TEXAS

Date: JULY 2024 JOB NO. 0030

SHEET 1 OF 2



Monday, August 5, 2024  
Development Services  
City of Denton  
401 N Elm Street  
Denton, TX 76201

Re: 30-Day Extension Request  
Country Lakes North Phase 6AB Replat - FR24-0008

Dear Ms. Wyatt,

In response to the Country Lakes North Phase 6AB Replat (FR24-0008) comments received on Thursday August 1, 2024 and the staff recommendation for denial, I would like to request a 30-day extension.

Please let me know if you require any additional information to approve this request.

Sincerely,



Brighton Yau, PE  
Assistant Project Manager



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #: ZCP24-0015, Version: 1**

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### **AGENDA CAPTION**

Consider a request by Allegiance Hillview, LP for approval of a Site Plan for a multifamily residential development within the Rayzor Ranch Overlay District, South Campus - South Mixed-Use District 2 (SMUD-2) subarea, located on Lot 2, Block B of Rayzor Ranch East. The approximately 6.41-acre subject property is generally located at the southeast corner of Crescent Street and Eastpark Boulevard in the City of Denton, Denton County, Texas. (ZCP24-0015, Altera Rayzor Ranch, Mia Hines).



## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** August 14, 2024

### **SUBJECT**

Consider a request by Allegiance Hillview, LP for approval of a Site Plan for a multifamily residential development within the Rayzor Ranch Overlay District, South Campus - South Mixed-Use District 2 (SMUD-2) subarea, located on Lot 2, Block B of Rayzor Ranch East. The approximately 6.41-acre subject property is generally located at the southeast corner of Crescent Street and Eastpark Boulevard in the City of Denton, Denton County, Texas. (ZCP24-0015, Altera Rayzor Ranch, Mia Hines).

### **BACKGROUND**

The request is for approval of a Site Plan (also known as a Zoning Compliance Plan) for a multifamily residential development located on Lot 2, Block B of Rayzor Ranch East. The applicant proposes a total of 192 residences within three 3-story multifamily buildings and one 4-story multifamily building along with associated parking and landscaping. The property is located within the Rayzor Ranch Overlay District (RROD), more specifically in the South Campus - South Mixed-Use District 2 subarea of the overlay zoning district. Multifamily units are permitted within this subarea, and the site is subject to the development standards of Section 4.8 of the Denton Development Code (DDC), recently adopted as Appendix A to the DDC.

Although site plans are typically reviewed and approved administratively in the City of Denton, the RROD requires site plan approval by the Planning and Zoning Commission pursuant to Subsection 4.8.2 of the DDC. The applicant has provided a site plan, landscape plan, and building elevations in compliance with the applicable architectural and landscape standards of Exhibits C-2A and D-2 of the RROD. A full staff analysis of the submittal is provided in Exhibit 2.

### **OPTIONS**

1. Approve
2. Approve With Conditions
3. Deny
4. Postpone Item

### **RECOMMENDATION**

Staff recommends approval of this request as it meets the established requirements of the RROD.

Continue on next page.

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

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
November 28, 2007	Planning and Zoning Commission	Established Zoning and Development Standards for RROD South Campus Subarea 2	Recommended Approval
January 8, 2008	City Council	Established Zoning and Development Standards for RROD South Campus Subarea 2	Approved (Ordinance 2008-018)
June 9, 2010	Planning and Zoning Commission	Amend Development Standards for RROD	Recommended Approval
June 15, 2010	City Council	Amend Development Standards for RROD	Approved (Ordinance 2010-158)
January 13, 2016	Planning and Zoning Commission	Amend Procedural and Development Standards for RROD	Recommended Approval
January 26, 2016	City Council	Amend Procedural and Development Standards for RROD	Approved (Ordinance 2016-017)
September 28, 2016	Planning and Zoning Commission	Amend Development Standards for multifamily in the RROD South Campus	Recommended Approval
October 11, 2016	City Council	Amend Development Standards for multifamily in the RROD South Campus	Approved (Ordinance 2016-312)
January 23, 2019	Planning and Zoning Commission	Final Plat Rayzor Ranch East	Approved (FP18-0025)
May 15, 2019	Planning and Zoning Commission	Establish Procedural and Development Standards for RROD South Campus	Recommended Approval
May 21, 2019	City Council	Establish Procedural and Development Standards for RROD South Campus	Approved (Ordinance Z18-0026c)
September 14, 2022	Planning and Zoning Commission	Amend Development Standards for multifamily in the RROD South Campus	Recommended Approval
September 20, 2022	City Council	Amend Development Standards for multifamily in the RROD South Campus	Approved (Ordinance Z22-0004b)

June 26, 2024	Planning and Zoning Commission	Consolidate RROD Standards and add to DDC Subsection 4.8	Recommended Approval
July 16, 2024	City Council	Consolidate RROD Standards and add to DDC Subsection 4.8	Approved (Ordinance DCA24-0004)

**PUBLIC OUTREACH**

No public outreach is required for a Site Plan.

**DEVELOPER ENGAGEMENT**

No developer contact and/or meeting disclosures have been provided to staff as of issuance of this report.

**EXHIBITS**

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Proposed Site Plan
5. Proposed Landscape & Open Space Plan
6. Proposed Conceptual Building Elevations
7. RROD Exhibit C-2A
8. RROD Exhibit D-2

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

Prepared by:  
Mia Hines, AICP  
Senior Planner

**Planning Staff Analysis**  
**ZCP24-0015 / Altera Rayzor Ranch**  
**City Council District #3**

**REQUEST:**

Approval of a Site Plan for a multifamily development within the Rayzor Ranch Overlay District, South Campus – South Mixed-Use District 2, located on Lot 2, Block B of Rayzor Ranch East.

**APPLICANT:**

Kimley-Horn on behalf of Allegiance Hillview, LP.

**BACKGROUND:**

The request is for approval of a Site Plan (also known as a Zoning Compliance Plan) for a multifamily residential development on an approximately 6.41-acre property located Lot 2, Block B of Rayzor Ranch East. The applicant proposes three 3-story multifamily buildings and one 4-story multifamily building with a total of 192 dwelling units, associated parking, open spaces, and landscaping. Per the Rayzor Ranch Overlay District (RROD) land use plan and development standards, multifamily residential dwelling units are permitted by right within the South Campus – South Mixed-Use District 2 (SMUD-2) subarea of the RROD.

Since the initial version of the RROD was first adopted in 2007, all parts of the overlay were based upon zoning districts and standards from the 2002 DDC. On July 16, 2024, the City Council voted to consolidate the Ordinances and codify the applicable development regulations of the RROD as DDC Section 4.8. While there have been no previous site plan approvals for this site, Exhibit B-3 of the RROD, Detailed Use and Architectural Control Map, indicates the permitted land uses on this site are restricted to multifamily residential, single family residential, big houses, and office.

**STAFF RECOMMENDATION:**

Staff recommends approval of this request as it meets the established requirements of the Rayzor Ranch Overlay District (RROD).

**SITE DATA:**

The subject site is an undeveloped property, consisting of approximately 6.56 acres platted as Lot 2, Block B of the Rayzor Ranch East Addition and situated at the southeast corner of Crescent Street and Eastpark Boulevard. In addition to frontage along Crescent Street and Eastpark Boulevard, the property also has frontage on Linden Drive. For primary access, the applicant proposes one approach onto Linden Street, a 60-foot-wide roadway, and one approach onto Crescent Street, a 50-foot-wide roadway. Both roadways are local streets that run east-to-west, each containing two lanes of travel, 7-foot-wide sidewalks on either side of the street, and on-street parking.

The Site Plan, Landscape Plan, and Conceptual Building Elevations (Exhibits 4-6, respectively) reflect the following site details:

1. The proposed multifamily residential development and associated parking are consistent with Rayzor Ranch Overlay District Development Standards as outlined in Section 4.8 of the DDC.
2. The Development Impact Area for the development encompasses approximately 6.41 acres of land known as Lot 2, Block B of Rayzor Ranch East, and proposes three 3-story buildings and one 4-story building with a total of 192 units, an approximately 3,837 square foot amenity building, and an approximately 1,078 square foot utility building.
3. The proposed development requires 315 vehicular parking spaces consistent with the minimum parking ratio of 1.5 spaces per each one-bedroom unit, 1.75 spaces per each two-bedroom unit, and 2 spaces per each three-bedroom unit. Additionally, 25 on-street vehicular spaces surround the property and, while not required, the proposed development includes 16 bicycle parking spaces conveniently located near the buildings for the use of the development's residents.
4. The landscaping standards require a minimum of 20% tree canopy coverage and 10% landscape coverage. This development proposes 47% tree canopy coverage and 12% landscape coverage on the subject property.
5. The building proposes to have a similar level of architectural detailing on all sides of the buildings and is consistent with the development standards of the RROD.

**SURROUNDING ZONING AND LAND USES:**

<b>Northwest:</b> Zoning: RROD – SMUD-1 Use: park/open space	<b>North:</b> Zoning: RROD – SMUD-2 Use: multifamily residential	<b>Northeast:</b> Zoning: RROD – SMUD-2 Use: undeveloped
<b>West:</b> Zoning: RROD – SMUD-1 Use: park/open space	<b>SUBJECT AREA</b>	<b>East:</b> Zoning: RROD – SMUD-2 Use: undeveloped single-family residential lots
<b>Southwest:</b> Zoning: RROD – SMUD-1 Use: multifamily residential	<b>South:</b> Zoning: RROD – SMUD-2 Use: multifamily residential	<b>Southeast:</b> Zoning: RROD – SMUD-2 & MN Use: multifamily residential & undeveloped

**CONSIDERATIONS:**

Pursuant to DDC Section 4.8.2.F Approval Criteria, the Planning and Zoning Commission shall approve the site plan if it finds that:

- i. **The site plan substantially complies with the Concept Plan previously approved by City Council;**

Staff finds that the site plan complies with the established South Campus Development Standards (DDC Section 4.8.5.B) regarding the maximum building height of 100 feet, maximum lot coverage of 90%, maximum floor-to-area (F.A.R.) ratio of 4.0, and land use. As shown on the site plan, the proposed maximum building height for the 4-story building is 57 feet, and the maximum building height for the 3-story buildings is approximately 43 feet. For this site, the proposed total building footprint of 66,104 square feet equates to a total building coverage to approximately 23.7%, and the

proposed total building area of 195,248 square feet equates to a floor-to-area ratio of approximately 0.8.

- ii. **The site plan provides for the design and arrangement of driveways and parking spaces in accordance with the applicable requirements of the Denton Development Code, as modified by the Rayzor Ranch Overlay District;**

The parking lot and driveways are designed and placed in accordance with the standards of DDC Section 4.8.10, which requires minimum parking at a ratio of 1.5 spaces for each efficiency and one-bedroom unit, 1.75 space per bedroom for each two-bedroom unit, and 2 spaces per unit for each three-bedroom unit. Given the 97 efficiency or one-bedroom units, 85 two-bedroom units, and 10 three-bedroom units proposed, the applicant's plans indicate the provision of the 315 spaces required for this development. There are no proposed changes to the existing 25 striped on-street parking spaces around the subject property.

- iii. **There are adequate utilities, drainage, and supporting infrastructure or it shall be provided in accordance with the applicable requirements of the Denton Development Code, as modified by the Rayzor Ranch Overlay District; and**

The proposed site plan indicates an intent to tap into existing water, sanitary sewer, and storm water lines within the Crescent Street, Eastpark Boulevard, and Linden Drive rights-of-ways. Civil Engineering Plans will follow the approval of this Zoning Compliance Plan to accommodate for any changes and ensure no conflicts between the proposed infrastructure and buildings within this development.

- iv. **The site plan fully complies with all other sections of the Rayzor Ranch Overlay District.**

The proposed development, being within the SMUD-2 subarea, is required to demonstrate compliance with the Multifamily Residential Guidelines (Exhibit C-2A for site design/architecture) and Exhibit D-2 for landscaping. These standards are provided as Exhibit 7 and 8. The proposed site plan, landscape plan, and elevations comply with these requirements as detailed below:

- To activate the public street, all residential buildings are located within 20 feet of the property line for more than 50% of the frontage abutting surrounding public streets, and buildings may be accessed directly from the street and the sidewalk. Additionally, there are no parking spaces located between the front building facades and the right-of-way/property line on any of the three street frontages.
- The development includes approximately 37,600 square feet of open space intended for recreational use by the tenants of the development. Included within this area is a pool and courtyard area, a dog park, and private patios.
- Overall, the landscaping standards require a minimum of 20% tree canopy coverage and 10% landscape coverage. This development proposes 47% tree canopy coverage and 12% landscape coverage on the subject property. In compliance with DDC Section 7.7.7, street trees are provided along Eastpark

Boulevard and Linden Drive. For Crescent Street, alternate street tree locations are proposed throughout the site due to an existing utility easement along the property's frontage.

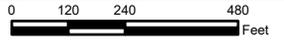
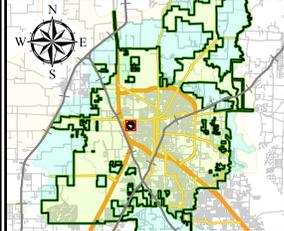
- Within the parking lot, the landscape plans indicate the provision of approximately 10% parking area landscape coverage and 28% parking area tree canopy coverage, exceeding the required minimum 7% and 15% respectively. The required parking lot trees are being provided with regard to appropriate spacing requirements from the existing utility and drainage easements located on and around this lot. The RROD authorizes Staff to approve alternative planting locations on this site should there be any planting challenges due to the number and location of easements encumbering the property. Additionally, landscape berms provide screening for the areas for parking and vehicular maneuvering that might be visible from the public rights-of-way.
- The proposed conceptual elevations indicate a combination of masonry, metal, and glass for the facades of all six buildings and reflects colors consistent with the approved color palette for the RROD.

# ZCP24-0015 Site Location



Esri Community Maps Contributors, UnivNorthTexas, City of Denton, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

- Roads
- ▭ Parcels
- ▭ COD
- ▭ ETJ
- ▭ ETJ 2
- ▭ NAA 8/1/20
- ▭ NAA 8/1/40



"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative 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."

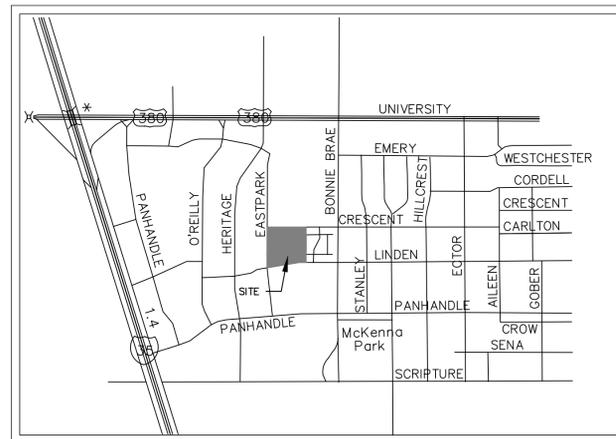
# ZONING COMPLIANCE PLANS FOR ALTERA RAYZOR RANCH

2405 CRESCENT ST  
DENTON, TX 76201

ZCP24-0015

## PLANS SUBMITTAL/REVIEW LOG

ZCP SUBMITTAL #1	04/15/2024
ZCP SUBMITTAL #2	05/21/2024
ZCP SUBMITTAL #3	06/11/2024
ZCP SUBMITTAL #4	07/09/2024



VICINITY MAP  
N.T.S.

## INDEX OF SHEETS

Sheet Number	Sheet Title
1	Cover Sheet
2	Overall Plan
3	Grading & Utility Plan
4	Mobility Plan
5	Existing Drainage Area Map
6	Existing Drainage Area Map
7	Proposed Drainage Area Map

### DEVELOPER:

**WOOD PARTNERS**  
5440 HARVEST HILL ROAD, SUITE 206  
DALLAS, TX 75230  
PH. (469) 206-4572  
CONTACT: RYAN MILLER

### LANDSCAPE ARCHITECT:

**LANDESIGN**  
5301 ALPHA ROAD, SUITE 24  
DALLAS, TX 75240  
PH. (214) 306-0324  
CONTACT: HETH KENDRICK

### ARCHITECT:

**DESIGN BALANCE, INC.**  
2701 SUNSET RIDGE DR 602  
ROCKWALL, TEXAS 75032  
PH. (469) 887-6892  
CONTACT: JOHN WOMBLE, AIA

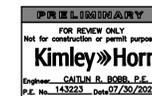
### SURVEYOR

**DUNAWAY**  
550 BAILEY AVE, SUITE 400  
FORT WORTH, TX 76107  
PH. (817) 335-1121  
CONTACT: GREG IFFLAND, RPLS

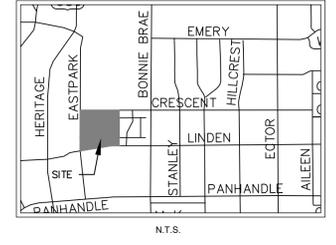
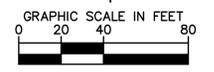
### ENGINEER

**Kimley»Horn**  
TEXAS REGISTRATION NO. 1-928  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
PH (972) 770-1300  
CONTACT: CAITLIN BOBB, P.E.

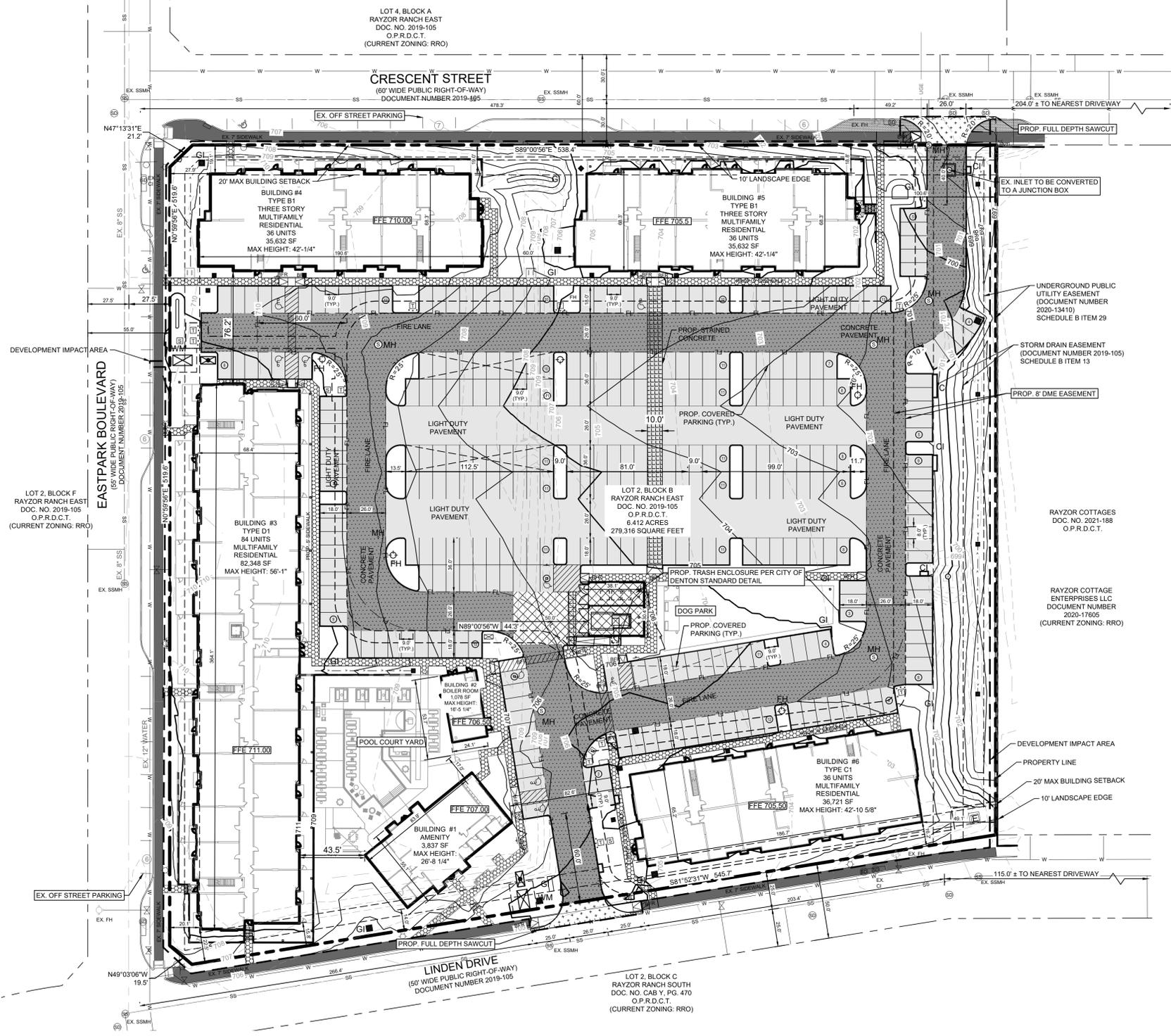
JULY 2024



Know what's below.  
Call before you dig.



FOR REVIEW ONLY  
Not for construction or permit purposes.  
**KimleyHorn**  
Engineer: CASTIN R. BOBB, P.E.  
P.E. No. 143923 Date: 07/30/2024



Item	General Site Data	Required	Provided
Lot Area (square feet & acres)	NONE		279,316 SF 6.412 ac
Building Footprint Area (square feet)	NONE		Building #1 - 3,837 SF Building #2 - 1,078 SF Building #3 - 24,711 SF Building #4 - 12,027 SF Building #5 - 12,027 SF Building #6 - 12,424 SF
Total Building Area (square feet)	NONE		185,775 SF
Building Height (feet - distance to tallest building element and number of stories)	Max. 65 FT		Building #1 - 27 FT Building #2 - 16 FT Building #4 - 57 FT Building #5 - 43 FT Building #6 - 43 FT
Building Coverage (percent - x.xx%)	NONE		23.67%
Development Impact Area (square feet)	NONE		285,707 SF 6.56 AC
<b>Multifamily Units</b>			
# of efficiency or 1 bedroom/Minimum unit size			97
# of 2 bedrooms/Minimum unit size			85
# of 3 bedrooms/Minimum unit size			10
# of 4 bedrooms/Minimum unit size			N/A
Total Unit Count			192
<b>Parking</b>			
Parking Ratio (from Denton Development Code)	1.5 Spaces per 1 Bedroom = 146 1.75 Spaces per 2 Bedroom = 149 2 Spaces per 3 Bedroom = 20		
Off-Street Provided Parking (# spaces)		315	315
Accessible Parking Provided (# spaces)		8	9
Compact Parking (# spaces)		5% max = 15	9
On-Street Parking		N/A	25
Bicycle Spaces Provided (# spaces)		16	16
<b>Landscape Area</b>			
Open Space (square feet and x.xx%)		22,345 SF 8% MIN.	37,700 SF 13.50%
Landscaped Area (square feet and x.xx%)		27,931 SF 10% MIN.	34,328 SF 12.30%
Tree Canopy (square feet and x.xx%)		55,863 SF 20% MIN.	130,310 SF 46.65%
<b>Permeable Area</b>			
Permeable Pavement (square feet)		N/A	none
Other Permeable Area within the lot not including landscaping		N/A	none
<b>Impervious Area</b>			
Building Footprint Area (square feet)		N/A	185,775
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)		N/A	133,820 SF
Total Impervious Area		N/A	199,424 SF
<b>Water Utilities</b>			
Water Demand (GPD)			81,260
Water Demand - Peak Hour (GPD)			162,520
Wastewater Loading (GPD)			47,800
Wastewater Loading - Peak Flow (GPD)			191,200

LEGEND			
PROPERTY LINE	---	WM	WATER METER
FIRE LANE	FL	FH	FIRE HYDRANT
NUMBER OF PROPOSED PARKING SPACES	(8)	CI	CURB INLET
NUMBER OF EXISTING PARKING SPACES	(6)	GI	GRATE INLET
FIRE HYDRANT	⊕	SW	SIDEWALK
BUILDING OUTLINE	---	PROP. CONTOURS	590
DEVELOPMENT IMPACT AREA	---	EX. CONTOURS	590
INLET	⊔	TYP.	TYPICAL
PROPOSED 7" REINFORCED, 4,000 PSI CONCRETE WITH NO. 3 BARS AT 18" O.C.E.W. OVER 8" LIME TREATED SUBGRADE (FIRE LANE AND DRIVE AISLES)	[Pattern]	(M)	BUILDING ELECTRICAL METER
PROPOSED 7" REINFORCED, 3,500 PSI CONCRETE WITH NO. 3 BARS AT 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE (DUMPSTER AREAS)	[Pattern]	[Pattern]	[Pattern]
PROPOSED 5" REINFORCED, 3,000 PSI CONCRETE (SIDEWALK)	[Pattern]	[Pattern]	[Pattern]

- NOTES**
- ALL PARKING STALLS ARE 8-FEET WIDE BY 18-FOOT DEEP, UNLESS OTHERWISE NOTED ON PLANS.
  - ALL RADII AND TRASH ENCLOSURE WILL MEET CITY OF DENTON STANDARDS AND STANDARD DETAILS.

REVISIONS				
REV NO.	DATE	DESCRIPTION	BY	

**KimleyHorn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC. TX F-828 PH 972-770-1900 FAX 972-239-3820  
2500 PACIFIC AVENUE, SUITE 1100, DALLAS, TEXAS 75226 WWW.KIMLEY-HORN.COM

**DEVELOPER: WOOD PARTNERS**  
5440 HARVEST HILL ROAD, SUITE 206,  
DALLAS, TX 75230  
CONTACT: RYAN MILLER  
PHONE: (469) 206-4572

LOT SF	SUBDIVISION NAME	LOT & BLOCK	EXISTING ZONING	PROPOSED LAND USE
279,316	RAYZOR RANCH EAST	LOT 2, BLOCK B	RR0	MULTI-FAMILY

**ZONING COMPLIANCE PLAN**  
(OVERALL SITE PLAN)

**ALTERA RAYZOR RANCH**

**CITY OF DENTON, DENTON COUNTY, TEXAS**

REVIEWED BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
CRB	MSP	07/30/2024	ZCP24-0015		ZCP-2

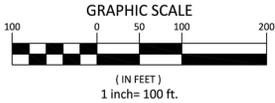
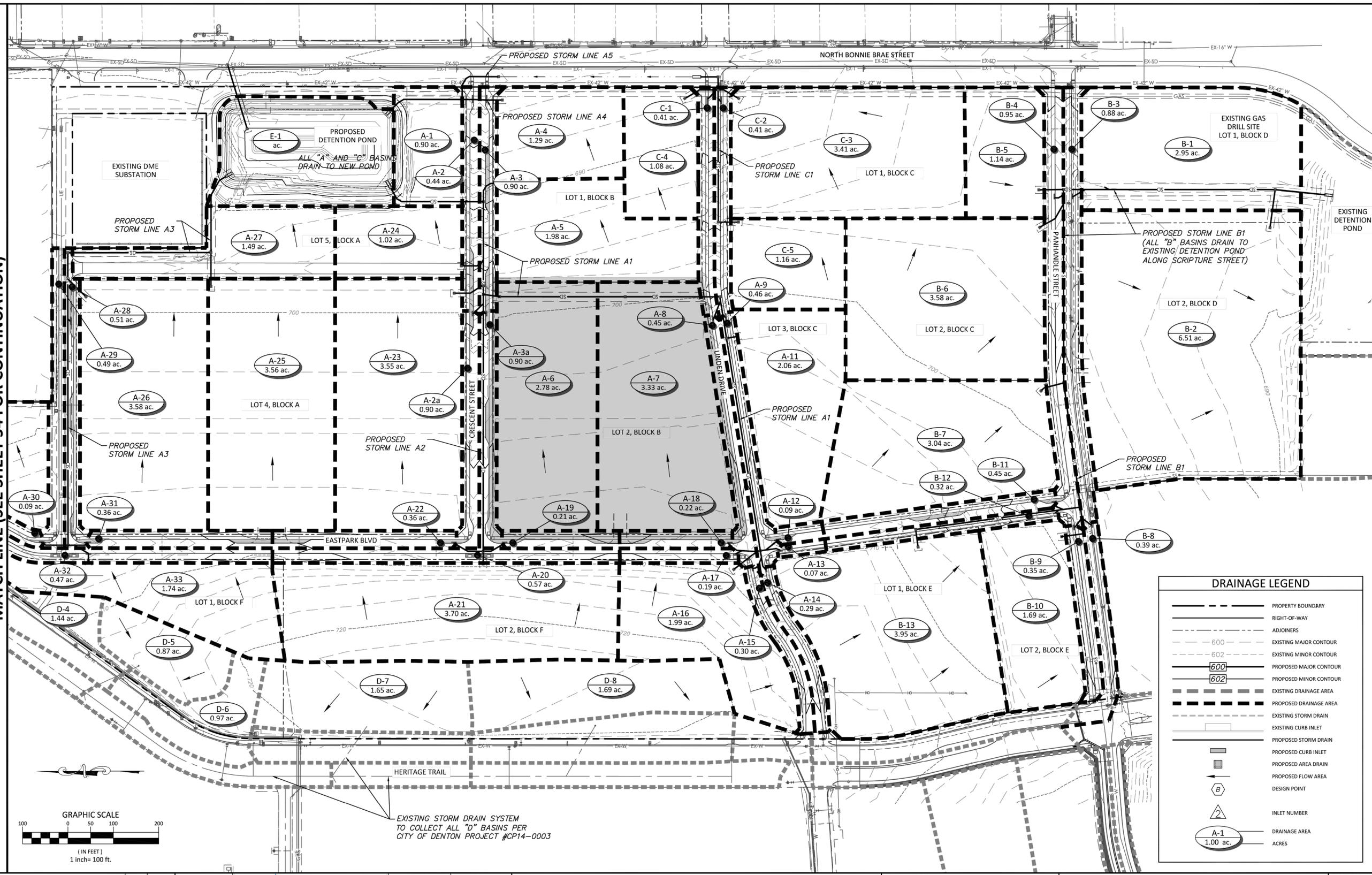
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 PLOTTED WITH: LOCAL.pc3

MATCH LINE (SEE SHEET 54 FOR CONTINUATION)



EXISTING STORM DRAIN SYSTEM TO COLLECT ALL "D" BASINS PER CITY OF DENTON PROJECT #CP14-0003

DRAINAGE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	ADJOINERS
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING DRAINAGE AREA
	PROPOSED DRAINAGE AREA
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING CURB INLET
	PROPOSED CURB INLET
	PROPOSED AREA DRAIN
	PROPOSED FLOW AREA
	DESIGN POINT
	INLET NUMBER
	DRAINAGE AREA
	ACRES

NO	REVISION	BY	DATE

DESIGNED: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_

Scale	Date
AS SHOWN	DECEMBER 2018

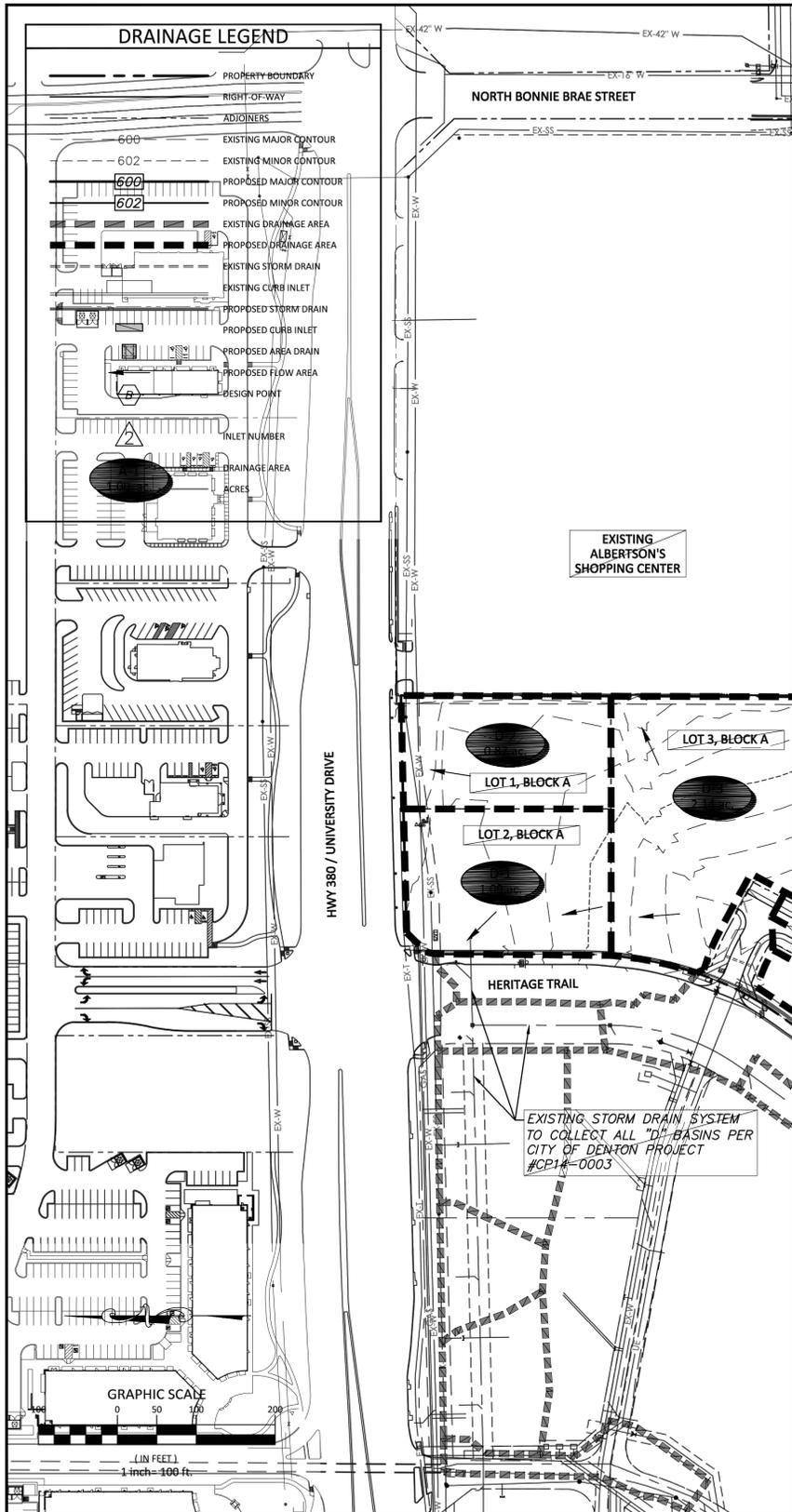
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
 Tel: 817.335.1121  
 (TX REG. F-1114)

DATE: 12/10/18

CITY OF DENTON, TEXAS  
 RAYZOR RANCH EAST  
 PUBLIC INFRASTRUCTURE  
 DRAINAGE AREA MAP

DALP PROJECT 2008247.012

53



MATCH LINE (SEE SHEET 53 FOR CONTINUATION)

**ALLEGIANCE HILLVIEW - RAYZOR RANCH EAST - PUBLIC INFRASTRUCTURE**  
**RATIONAL METHOD RUNOFF CALCULATIONS**

AREA NAME	AREA (ac.)	Tc	"C"	C*A	I1 (in/hr)	Q1 (cfs)	I5 (in/hr)	Q5 (cfs)	C100		I100 (in/hr)	Q100 (cfs)	COMMENTS
									x1	x2			
<b>Runoff Data</b>													
A1	0.90	10.00	0.60	0.54	4.04	2.18	5.75	3.11	0.75	0.68	9.24	6.24	DETENTION POND
A2	0.44	10.00	0.95	0.42	4.04	1.69	5.75	2.40	1.00	0.44	9.24	4.06	HALF ROADWAY / PARKWAY
A2a	0.46	10.00	0.95	0.44	4.04	1.77	5.75	2.51	1.00	0.46	9.24	4.25	HALF ROADWAY / PARKWAY
A3	0.44	10.00	0.95	0.42	4.04	1.69	5.75	2.40	1.00	0.44	9.24	4.06	HALF ROADWAY / PARKWAY
A3a	0.46	10.00	0.95	0.44	4.04	1.77	5.75	2.51	1.00	0.46	9.24	4.25	HALF ROADWAY / PARKWAY
A4	1.29	15.00	0.60	0.77	3.31	2.56	4.85	3.75	0.75	0.97	7.91	7.65	FUTURE DEVELOPMENT AREA
A5	1.98	15.00	0.60	1.19	3.31	3.93	4.85	5.76	0.75	1.49	7.91	11.75	FUTURE DEVELOPMENT AREA
A6	2.78	10.00	0.85	2.36	4.04	9.56	5.75	13.59	1.00	2.78	9.24	25.68	FUTURE DEVELOPMENT AREA
A7	3.33	10.00	0.85	2.83	4.04	11.45	5.75	16.28	1.00	3.33	9.24	30.76	FUTURE DEVELOPMENT AREA
A8	0.58	10.00	0.95	0.55	4.04	2.23	5.75	3.17	1.00	0.58	9.24	5.36	HALF ROADWAY / PARKWAY
A9	0.58	10.00	0.95	0.55	4.04	2.23	5.75	3.17	1.00	0.58	9.24	5.36	HALF ROADWAY / PARKWAY
A11	2.06	10.00	0.85	1.75	4.04	7.08	5.75	10.07	1.00	2.06	9.24	19.03	FUTURE DEVELOPMENT AREA
A12	0.09	10.00	0.95	0.09	4.04	0.35	5.75	0.49	1.00	0.09	9.24	0.83	HALF ROADWAY / PARKWAY
A13	0.07	10.00	0.95	0.07	4.04	0.27	5.75	0.38	1.00	0.07	9.24	0.65	HALF ROADWAY / PARKWAY
A14	0.29	10.00	0.95	0.28	4.04	1.11	5.75	1.58	1.00	0.29	9.24	2.68	HALF ROADWAY / PARKWAY
A15	0.30	10.00	0.95	0.29	4.04	1.15	5.75	1.64	1.00	0.30	9.24	2.77	HALF ROADWAY / PARKWAY
A16	1.99	15.00	0.25	0.50	3.31	1.65	4.85	2.41	0.31	0.62	7.91	4.92	FUTURE DEVELOPMENT AREA
A17	0.19	10.00	0.95	0.18	4.04	0.73	5.75	1.04	1.00	0.19	9.24	1.76	HALF ROADWAY / PARKWAY
A18	0.22	10.00	0.95	0.21	4.04	0.85	5.75	1.20	1.00	0.22	9.24	2.03	HALF ROADWAY / PARKWAY
A19	0.21	10.00	0.95	0.20	4.04	0.81	5.75	1.15	1.00	0.21	9.24	1.94	HALF ROADWAY / PARKWAY
A20	0.57	10.00	0.95	0.54	4.04	2.19	5.75	3.11	1.00	0.57	9.24	5.27	HALF ROADWAY / PARKWAY
A21	3.70	15.00	0.25	0.93	3.31	3.06	4.85	4.48	0.31	1.16	7.91	9.15	FUTURE DEVELOPMENT AREA
A22	0.36	10.00	0.95	0.34	4.04	1.38	5.75	1.97	1.00	0.36	9.24	3.33	HALF ROADWAY / PARKWAY
A23	3.55	10.00	0.85	3.02	4.04	12.20	5.75	17.35	1.00	3.55	9.24	32.80	FUTURE DEVELOPMENT AREA
A24	1.02	15.00	0.65	0.66	3.31	2.19	4.85	3.21	0.81	0.83	7.91	6.56	FUTURE DEVELOPMENT AREA
A25	3.56	10.00	0.85	3.03	4.04	12.24	5.75	17.40	1.00	3.56	9.24	32.89	FUTURE DEVELOPMENT AREA
A26	3.58	10.00	0.85	3.04	4.04	12.31	5.75	17.50	1.00	3.58	9.24	33.07	FUTURE DEVELOPMENT AREA
A27	1.49	15.00	0.65	0.97	3.31	3.20	4.85	4.70	0.81	1.21	7.91	9.58	FUTURE DEVELOPMENT AREA
A28	0.51	10.00	0.95	0.48	4.04	1.96	5.75	2.79	1.00	0.51	9.24	4.71	HALF ROADWAY / PARKWAY
A29	0.49	10.00	0.95	0.47	4.04	1.88	5.75	2.68	1.00	0.49	9.24	4.53	HALF ROADWAY / PARKWAY
A30	0.09	10.00	0.95	0.09	4.04	0.35	5.75	0.49	1.00	0.09	9.24	0.83	HALF ROADWAY / PARKWAY
A31	0.36	10.00	0.95	0.34	4.04	1.38	5.75	1.97	1.00	0.36	9.24	3.33	HALF ROADWAY / PARKWAY
A32	0.47	10.00	0.95	0.45	4.04	1.81	5.75	2.57	1.00	0.47	9.24	4.34	HALF ROADWAY / PARKWAY
A33	1.74	15.00	0.65	1.13	3.31	3.74	4.85	5.48	0.81	1.41	7.91	11.19	FUTURE DEVELOPMENT AREA
B1	2.95	15.00	0.50	1.48	3.31	4.88	4.85	7.15	0.63	1.84	7.91	14.59	EXISTING GAS DRILL SITE
B2	6.51	10.00	0.70	4.56	4.04	18.43	5.75	26.20	0.88	5.70	9.24	52.62	FUTURE DEVELOPMENT AREA
B3	0.88	10.00	0.95	0.84	4.04	3.38	5.75	4.81	1.00	0.88	9.24	8.13	HALF ROADWAY / PARKWAY
B4	0.95	10.00	0.95	0.90	4.04	3.65	5.75	5.19	1.00	0.95	9.24	8.78	HALF ROADWAY / PARKWAY
B5	1.14	15.00	0.60	0.68	3.31	2.26	4.85	3.32	0.75	0.86	7.91	6.76	FUTURE DEVELOPMENT AREA
B6	3.58	10.00	0.70	2.51	4.04	10.14	5.75	14.41	0.88	3.13	9.24	28.94	FUTURE DEVELOPMENT AREA
B7	3.04	10.00	0.85	2.58	4.04	10.45	5.75	14.86	1.00	3.04	9.24	28.08	FUTURE DEVELOPMENT AREA
B8	0.39	10.00	0.95	0.37	4.04	1.50	5.75	2.13	1.00	0.39	9.24	3.60	HALF ROADWAY / PARKWAY
B9	0.35	10.00	0.95	0.33	4.04	1.34	5.75	1.91	1.00	0.35	9.24	3.23	HALF ROADWAY / PARKWAY
B10	1.69	15.00	0.25	0.42	3.31	1.40	4.85	2.05	0.31	0.53	7.91	4.18	FUTURE DEVELOPMENT AREA
B11	0.45	10.00	0.95	0.43	4.04	1.73	5.75	2.46	1.00	0.45	9.24	4.16	HALF ROADWAY / PARKWAY
B12	0.32	10.00	0.95	0.30	4.04	1.23	5.75	1.75	1.00	0.32	9.24	2.96	HALF ROADWAY / PARKWAY
B13	3.95	10.00	0.85	3.36	4.04	13.58	5.75	19.31	1.00	3.95	9.24	36.49	FUTURE DEVELOPMENT AREA
C1	0.41	15.00	0.95	0.39	3.31	1.29	4.85	1.89	1.00	0.41	7.91	3.24	HALF ROADWAY / PARKWAY
C2	0.41	15.00	0.95	0.39	3.31	1.29	4.85	1.89	1.00	0.41	7.91	3.24	HALF ROADWAY / PARKWAY
C3	3.41	15.00	0.60	2.05	3.31	6.77	4.85	9.92	0.75	2.56	7.91	20.23	FUTURE DEVELOPMENT AREA
C4	1.08	15.00	0.60	0.65	3.31	2.14	4.85	3.14	0.75	0.81	7.91	6.41	FUTURE DEVELOPMENT AREA
C5	1.16	15.00	0.65	0.99	3.31	3.26	4.85	4.78	1.00	1.16	7.91	9.18	FUTURE DEVELOPMENT AREA
D1	1.09	10.00	0.80	0.87	4.04	3.53	5.75	5.01	1.00	1.09	9.24	10.07	FUTURE DEVELOPMENT AREA
D2	0.87	10.00	0.80	0.70	4.04	2.81	5.75	4.00	1.00	0.87	9.24	8.04	FUTURE DEVELOPMENT AREA
D3	2.14	10.00	0.80	1.71	4.04	6.92	5.75	9.84	1.00	2.14	9.24	19.77	FUTURE DEVELOPMENT AREA
D4	1.44	15.00	0.65	0.94	3.31	3.10	4.85	4.54	0.81	1.17	7.91	9.26	FUTURE DEVELOPMENT AREA
D5	0.87	15.00	0.65	0.57	3.31	1.87	4.85	2.74	0.81	0.71	7.91	5.59	FUTURE DEVELOPMENT AREA
D6	0.97	15.00	0.65	0.63	3.31	2.09	4.85	3.06	0.81	0.79	7.91	6.24	FUTURE DEVELOPMENT AREA
D7	1.65	15.00	0.25	0.41	3.31	1.36	4.85	2.00	0.31	0.52	7.91	4.08	FUTURE DEVELOPMENT AREA
D8	1.69	15.00	0.25	0.42	3.31	1.40	4.85	2.05	0.31	0.53	7.91	4.18	FUTURE DEVELOPMENT AREA
E1	2.10	10.00	0.60	1.26	4.04	5.10	5.75	7.25	0.75	1.58	9.24	14.55	DETENTION POND

LOT 2, BLOCK B DRAINAGE AREAS

FILE PATH: C:\Production\Area\2008\2008247\Engineering\013\City\Drawings\Area\Drainage\Area Map  
 REVISION: DRAINAGE AREA MAP.dwg  
 PLOTTED ON: 11/11/2018  
 PLOTTED BY: JBS  
 PLOTTED WITH: GC247.dwg

NO	REVISION	BY	DATE

JBS DESIGNED  
JBS DRAWN  
JMD CHECKED

Scale	Date
AS SHOWN	DECEMBER 2018

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
(TX REG. F-1114)

DATE: 12/10/18

CITY OF DENTON, TEXAS  
RAYZOR RANCH EAST  
PUBLIC INFRASTRUCTURE  
DRAINAGE AREA MAP

DALP PROJECT 2008247.012  
**54**

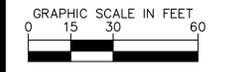
LOT 4, BLOCK A  
RAYZOR RANCH EAST  
DOC. NO. 2019-105  
O.P.R.D.C.T.

UNDERGROUND PUBLIC UTILITY  
EASEMENT (DOCUMENT NUMBER  
2020-13410)

CRESCENT STREET  
(60' WIDE PUBLIC RIGHT-OF-WAY)  
DOCUMENT NUMBER 2019-105

LEGEND

- 1 DRAINAGE AREA NUMBER
- 1.00 Ac. ACREAGE
- 7.88 cfs 100-YEAR FLOW
- - - 527 EXISTING CONTOUR
- 527 PROPOSED CONTOUR
- - - DRAINAGE DIVIDE
- DIRECTION OF FLOW



Q=C\*I\*A  
Q=DESIGN DISCHARGE (CFS)  
C=RATIONAL METHOD RUNOFF COEFFICIENT  
I=RATIONAL METHOD ANTECEDENT PRECIPITATION FACTOR  
A=RAINFALL INTENSITY (INCHES/HOUR)  
A=DRAINAGE AREA (ACRES)

FOR REVIEW ONLY  
Not for construction or permit purposes.  
**Kimley»Horn**  
Engineer: GASTON R. BOGGS, P.E.  
P.E. No. 143923 Date: 07/30/2024

**DRAINAGE NOTE**  
1. DRAINAGE PATTERNS ARE CONSISTENT WITH THE DRAINAGE AREAS A-6 AND A-7 SHOWN IN THE RAYZOR RANCH EAST PUBLIC INFRASTRUCTURE DRAINAGE AREA MAP BY DUNAWAY DATED DECEMBER 2016. AS-BUILT'S SHOW DEVELOPED AREA TO BE DETAINED IN A REGIONAL DETENTION POND TO NORTH EAST.

PROPOSED DRAINAGE AREA CALCULATIONS						
DRAINAGE AREA	AREA (ac.)	RUNOFF COEFFICIENT "C"	RAINFALL INTENSITY "I <sub>100</sub> " (in./hr.)	TIME OF CONCENTRATION (minutes)	TOTAL FLOW Q <sub>100</sub> (cfs)	COMMENT
DA-1	0.14	1.00	9.58	10	1.37	LANDSCAPE INLET
DA-2	0.05	1.00	9.58	10	0.51	LANDSCAPE INLET
DA-3	0.94	1.00	9.58	10	9.00	CURB INLET
DA-3A	1.27	1.00	9.58	10	12.17	LANDSCAPE INLET
DA-3B	0.05	1.00	9.58	10	0.51	CURB INLET
DA-3C	0.05	1.00	9.58	10	0.50	CURB INLET
DA-3D	0.04	1.00	9.58	10	0.40	LANDSCAPE INLET
DA-4	0.07	1.00	9.58	10	0.66	LANDSCAPE INLET
DA-4A	0.15	1.00	9.58	10	1.46	LANDSCAPE INLET
DA-4B	0.32	1.00	9.58	10	3.04	LANDSCAPE INLET
DA-4C	0.14	1.00	9.58	10	1.37	STUB TO DOG PARK
DA-4D	0.26	1.00	9.58	10	2.44	CURB INLET
DA-4E	0.22	1.00	9.58	10	2.14	LANDSCAPE INLET
DA-4F	0.05	1.00	9.58	10	0.43	GRATE INLET
DA-4G	0.09	1.00	9.58	10	0.83	STUB TO POOL COURTYARD
DA-4H	0.07	1.00	9.58	10	0.65	CURB INLET
DA-5	0.13	1.00	9.58	10	1.27	CURB INLET
DA-5A	0.08	1.00	9.58	10	0.77	LANDSCAPE INLET
DA-5B	0.10	1.00	9.58	10	0.93	CURB INLET
OS-1	0.19	1.00	9.58	10	1.79	LANDSCAPE INLET
OS-2	0.02	1.00	9.58	10	0.23	LANDSCAPE INLET
OS-3	0.08	1.00	9.58	10	0.77	LANDSCAPE INLET
OS-4	0.14	1.00	9.58	10	1.37	OFF-SITE DRAINAGE
RD-1	0.13	1.00	9.58	10	1.22	OFF-SITE DRAINAGE
RD-3A	0.03	1.00	9.58	10	0.25	OFF-SITE DRAINAGE
RD-3B	0.04	1.00	9.58	10	0.38	OFF-SITE DRAINAGE
RD-3C	0.12	1.00	9.58	10	1.18	ROOF DRAINS
RD-3D	0.15	1.00	9.58	10	1.41	ROOF DRAINS
RD-3E	0.16	1.00	9.58	10	1.56	ROOF DRAINS
RD-3F	0.37	1.00	9.58	10	3.51	ROOF DRAINS
RD-3G	0.32	1.00	9.58	10	3.08	ROOF DRAINS
RD-4A	0.08	1.00	9.58	10	0.73	ROOF DRAINS
RD-4B	0.08	1.00	9.58	10	0.77	ROOF DRAINS
RD-4C	0.15	1.00	9.58	10	1.41	ROOF DRAINS
RD-4D	0.02	1.00	9.58	10	0.24	ROOF DRAINS
RD-4E	0.10	1.00	9.58	10	0.93	ROOF DRAINS

LOT 39X BLOCK A

RAYZOR COTTAGES  
DOC. NO. 2021-188  
O.P.R.D.C.T.

RAYZOR COTTAGE ENTERPRISES LLC  
DOCUMENT NUMBER 2020-17605

UNDERGROUND PUBLIC UTILITY EASEMENT  
(DOCUMENT NUMBER 2020-13410)

LOT 22 BLOCK A

EASTPARK BOULEVARD  
(10' WIDE PUBLIC RIGHT-OF-WAY)  
DOCUMENT NUMBER 2019-105

LOT 2, BLOCK F  
RAYZOR RANCH EAST  
DOC. NO. 2019-105  
O.P.R.D.C.T.

LINDEN DRIVE  
(60' WIDE PUBLIC RIGHT-OF-WAY)  
DOCUMENT NUMBER 2019-105

LOT 2, BLOCK C  
RAYZOR RANCH SOUTH  
DOC. NO. CAB Y, PG. 470  
O.P.R.D.C.T.

**CAUTION!**  
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



REVISIONS			
REV NO.	DATE	DESCRIPTION	BY

**Kimley»Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC. TX F-628 PH: 972-770-1300 FAX: 972-239-3820  
2500 PACIFIC AVENUE, SUITE 1100, DALLAS, TEXAS 75226 WWW.KIMLEY-HORN.COM  
**DEVELOPER: WOOD PARTNERS**  
5440 HARVEST HILL ROAD, SUITE 206,  
DALLAS, TX 75230  
CONTACT: RYAN MILLER  
PHONE: (469) 206-4572

LOT SF	SUBDIVISION NAME	LOT & BLOCK	EXISTING ZONING	PROPOSED LAND USE
279,316	RAYZOR RANCH EAST	LOT 2, BLOCK B	RRO	MULTI-FAMILY

**ZONING COMPLIANCE PLAN**  
(PROPOSED DRAINAGE AREA MAP)

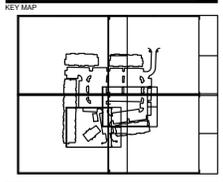
ALTERA RAYZOR RANCH  
CITY OF DENTON, DENTON COUNTY, TEXAS

REVIEWED BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
CRB	MSP	07/30/2024	ZCP24-0015		ZCP-6

KIMLEY-HORN AND ASSOCIATES, INC. 2024.07.30 10:00 AM  
 PROJECT: RAYZOR RANCH EAST, DRAINAGE AREA MAP  
 DRAWN BY: MSP  
 CHECKED BY: CRB  
 DATE: 07/30/2024  
 TIME: 10:00 AM

CLIENT:

**WOOD PARTNERS**  
5440 HARVEST HILL RD #206  
DALLAS, TX 75230



SEAL  
07.08.2024



**NOT FOR CONSTRUCTION**

**RAYZOR RANCH**

WOOD PARTNERS

DENTON, TEXAS

CITY OF DENTON PROJ # ZCP24-0015

LANDDESIGN PROJ # 8523110

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	ZCP SUBMITTAL	04.15.2024
	100% DD SET	05.16.2024
	ZCP RESUBMITTAL	05.21.2024
	ZCP RESUBMITTAL	06.11.2024
	GMP SET	07.08.2024
	PERMIT SET	07.08.2024
	ZCP RESUBMITTAL	07.08.2024
	COMMENTS	07.30.2024

SCALE NORTH

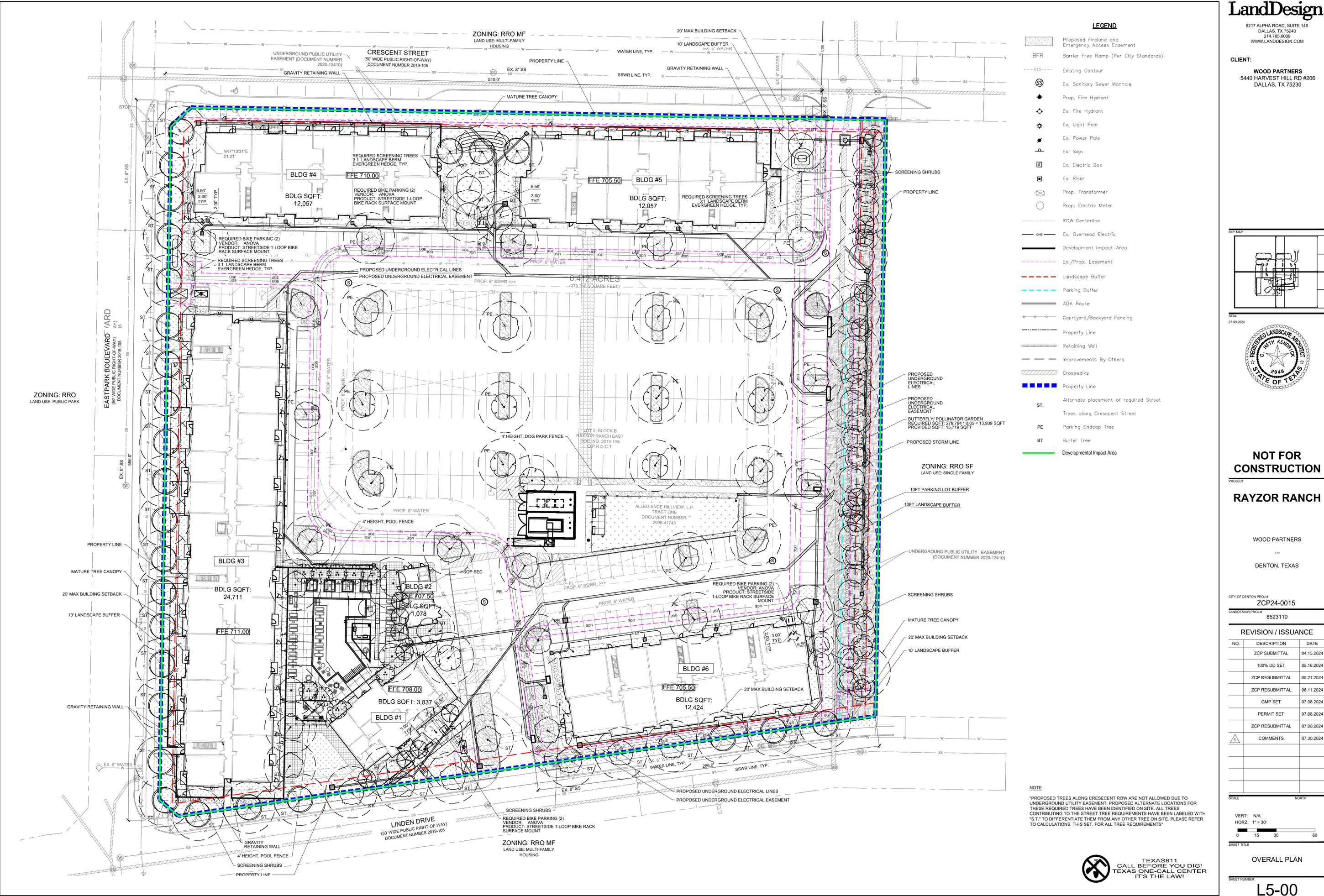
VERT: N/A  
HORZ: 1" = 30'

SHEET TITLE

OVERALL PLAN

SHEET NUMBER

**L5-00**



- LEGEND**
- Proposed Firelane and Emergency Access Easement
  - Barrier Free Ramp (Per City Standards)
  - Existing Contour
  - Ex. Sanitary Sewer Manhole
  - Prop. Fire Hydrant
  - Ex. Fire Hydrant
  - Ex. Light Pole
  - Ex. Power Pole
  - Ex. Sign
  - Ex. Electric Box
  - Ex. Riser
  - Prop. Transformer
  - Prop. Electric Meter
  - ROW Centerline
  - Ex. Overhead Electric
  - Development Impact Area
  - Ex./Prop. Easement
  - Landscape Buffer
  - Parking Buffer
  - ADA Route
  - Courtyard/Backyard Fencing
  - Property Line
  - Retaining Wall
  - Improvements By Others
  - Crosswalks
  - Property Line
  - Alternate placement of required Street
  - Trees along Crescent Street
  - Parking Endcap Tree
  - Buffer Tree
  - Developmental Impact Area

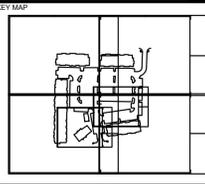
**NOTE**  
\*PROPOSED TREES ALONG CRESCENT ROW ARE NOT ALLOWED DUE TO UNDERGROUND UTILITY EASEMENT. PROPOSED ALTERNATE LOCATIONS FOR THESE REQUIRED TREES HAVE BEEN IDENTIFIED ON SITE. ALL TREES CONTRIBUTING TO THE STREET TREE REQUIREMENTS HAVE BEEN LABELED WITH "S-1" TO DIFFERENTIATE THEM FROM ANY OTHER TREES ON SITE. PLEASE REFER TO CALCULATIONS, THIS SET, FOR ALL TREE REQUIREMENTS.



CLIENT:

**WOOD PARTNERS**  
5440 HARVEST HILL RD #206  
DALLAS, TX 75230

PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
<b>TREES</b>		
	ACRU	Acer rubrum / Red Maple
	QUMU	Quercus muehlenbergii / Chinkapin Oak
	QUVI	Quercus virginiana / Southern Live Oak
	ULCR	Ulmus crassifolia / Cedar Elm
	ULPA	Ulmus parvifolia / Lacebark Elm
<b>CANOPY TREES</b>		
	ACE GRA	Acer grandidentatum / Bigtooth Maple
	GIN BIL	Ginkgo biloba / Maidenhair Tree
	QUE SHU	Quercus shumardii / Shumard Oak
<b>ORNAMENTAL TREES</b>		
	CER OKL	Cercis canadensis texensis 'Oklahoma' / Oklahoma Texas Redbud
	CHI LIB	Chilopsis linearis 'Bubba' / Bubba Desert Willow
	PRU MEX	Prunus mexicana / Mexican Plum
	SOP SEC	Sophora secundiflora / Texas Mountain Laurel
<b>SHRUBS</b>		
	ABGK	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Glossy Abelia
	ILE COB	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly
<b>GROUND COVERS</b>		
	BPM	Butterfly / Pollinator Mix / Butterfly / Pollinator Mix
	PLAR	PLANTING AREA / PLANTING AREA
	TRAS	Trachelospermum asiaticum / Asiatic Jasmine
<b>SOD/SEED</b>		
	SOD	Cynodon dactylon 'Tifway 419' / Bermuda Grass



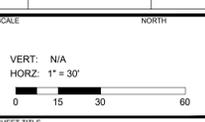
**NOT FOR CONSTRUCTION**

**RAYZOR RANCH**

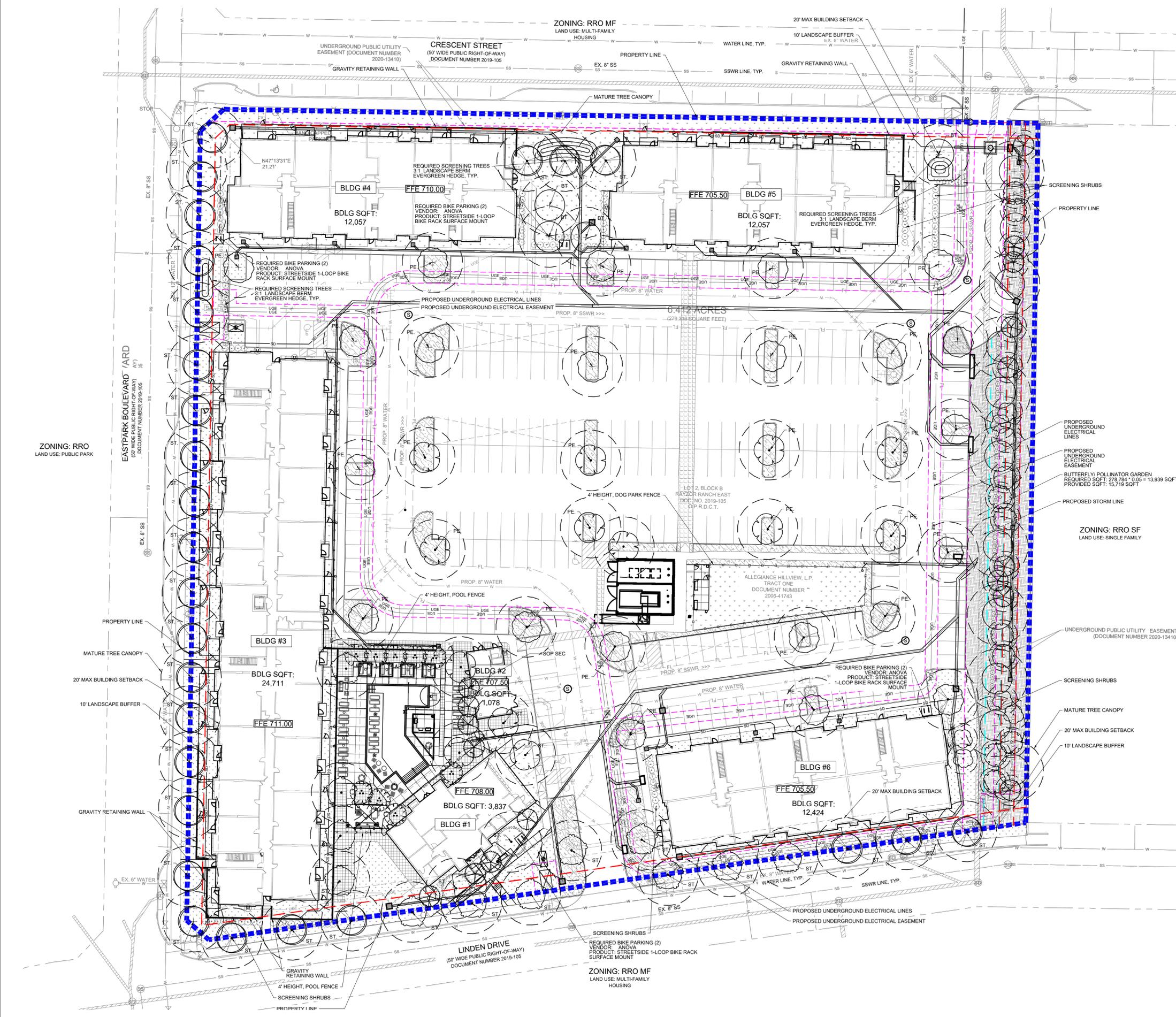
WOOD PARTNERS  
---  
DENTON, TEXAS

CITY OF DENTON PROJ # ZCP24-0015  
LANDDESIGN PROJ # 8523110

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
	ZCP SUBMITTAL	04.15.2024
	100% DD SET	05.16.2024
	ZCP RESUBMITTAL	05.21.2024
	ZCP RESUBMITTAL	06.11.2024
	GMP SET	07.08.2024
	PERMIT SET	07.08.2024
	ZCP RESUBMITTAL	07.08.2024
	COMMENTS	07.30.2024



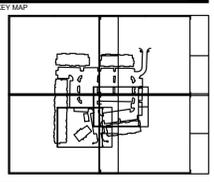
LANDSCAPE PLAN  
SHEET NUMBER **L5-01**



**NOTE**  
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CLIENT:

**WOOD PARTNERS**  
5440 HARVEST HILL RD #206  
DALLAS, TX 75230



SEAL  
07.08.2024



**NOT FOR CONSTRUCTION**

**RAYZOR RANCH**

WOOD PARTNERS

DENTON, TEXAS

CITY OF DENTON PROJ #  
**ZCP24-0015**

LANDDESIGN PROJ #  
8523110

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	ZCP SUBMITTAL	04.15.2024
	100% DD SET	05.16.2024
	ZCP RESUBMITTAL	05.21.2024
	ZCP RESUBMITTAL	06.11.2024
	GMP SET	07.08.2024
	PERMIT SET	07.08.2024
	ZCP RESUBMITTAL	07.08.2024
	COMMENTS	07.30.2024

SCALE NORTH

VERT: N/A  
HORZ: 1" = 30'

SHEET TITLE

OPEN SPACE PLAN

SHEET NUMBER

**L5-02**



**LEGEND**

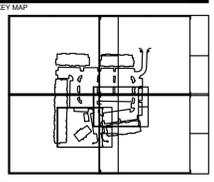
- Proposed Firelane and Emergency Access Easement
- Barrier Free Ramp (Per City Standards)
- Existing Contour
- Ex. Sanitary Sewer Manhole
- Prop. Fire Hydrant
- Ex. Fire Hydrant
- Ex. Light Pole
- Ex. Power Pole
- Ex. Sign
- Ex. Electric Box
- Ex. Riser
- Prop. Transformer
- Prop. Electric Meter
- ROW Centerline
- Ex. Overhead Electric
- Development Impact Area
- Ex./Prop. Easement
- Landscape Buffer
- Parking Buffer
- ADA Route
- Courtyard/Backyard Fencing
- Property Line
- Retaining Wall
- Improvements By Others
- Crosswalks
- Property Line
- Alternate placement of required Street
- Trees along Crescent Street
- Parking Endcap Tree
- Buffer Tree

**REFERENCE NOTES SCHEDULE**

SYMBOL	PLANTING, LANDSCAPE DESCRIPTION	QTY
	REQUIRED OPEN SPACE	37,605 sf
	REQUIRED BUFFER	9,926 sf
	REQUIRED STREET BUFFER	15,276 sf

**NOTE**  
\*PROPOSED TREES ALONG CRESCENT ROW ARE NOT ALLOWED DUE TO UNDERGROUND UTILITY EASEMENT. PROPOSED ALTERNATE LOCATIONS FOR THESE REQUIRED TREES HAVE BEEN IDENTIFIED ON SITE. ALL TREES CONTRIBUTING TO THE STREET TREE REQUIREMENTS HAVE BEEN LABELED WITH "S-1" TO DIFFERENTIATE THEM FROM ANY OTHER TREE ON SITE. PLEASE REFER TO CALCULATIONS, THIS SET, FOR ALL TREE REQUIREMENTS.\*

TEXAS811  
CALL BEFORE YOU DIG!  
TEXAS ONE-CALL CENTER  
IT'S THE LAW!



SCALE  
07.08.2024



**NOT FOR CONSTRUCTION**

PROJECT  
**RAYZOR RANCH**

WOOD PARTNERS  
---  
DENTON, TEXAS

CITY OF DENTON PROJ #  
**ZCP24-0015**

LANDDESIGN PROJ #  
8523110

REVISION / ISSUANCE

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	PERMIT SET	07.08.2024
	ZCP RESUBMITTAL	07.08.2024
	COMMENTS	07.30.2024

SCALE: \_\_\_\_\_ NORTH

VERT: N/A  
HORZ:

SHEET TITLE

LANDSCAPE CALCULATIONS

SHEET NUMBER  
**L5-03**

8523110 ALTERA RAYZOR RANCH: MINIMUM LANDSCAPE AREA AND TREE CANOPY COVER					
<b>LOT AREA / ACREAGE</b>					
279,316 SQFT / 6.412 ACRES					
<b>DEVELOPMENTAL IMPACT AREA</b>					
285,707 SQFT / 6.56 ACRES					
<b>BIKE PARKING</b>		<b>MIN. REQUIRED</b>	<b>PROVIDED</b>		
PROVIDE ONE BIKE SPACE PER 20 VEHICLE PARKING SPACES		315 / 20 = 15.75			
VEHICLE PARKING SPACES: 315		<b>16 BIKE PARKING SPACES/ 8 BIKE RACKS</b>	<b>16 BIKE PARKING SPACES/ 8 BIKE RACKS</b>		
<b>OPEN SPACE</b>					
MIN. 8% OF TOTAL SITE AREA REQUIRED:		279,316 * .08 = 22,345			
<b>OPEN SPACE PROVIDED: 37,700 SQFT</b>		<b>22,345 SQFT</b>	<b>37,700 SQFT</b>		
<b>LANDSCAPED AREAS</b>		<b>MIN. REQUIRED</b>	<b>PROVIDED</b>		
MIN. 7% OF TOTAL PARKING AREA SHALL BE LANDSCAPED		142,198 * .07 = 8,768			
<b>TOTAL PARKING AREA: 142,198 SQFT</b>		<b>9,953.86 SQFT</b>	<b>14,925 SQFT</b>		
MIN. 5% OF TOTAL PARKING AREA SHALL BE COVERED BY TREE CANOPY AT MATURITY		142,198 * .05 = 6,263	32 PARKING LOT TREES * 1256 = 40,192		
<b>TOTAL PARKING AREA: 142,198 SQFT</b>		<b>7,109.9 SQFT</b>	<b>40,192 SQFT</b>		
MIN. 10% LANDSCAPE AREA IS REQUIRED		279,316 * .1 = 27,931			
		<b>27,931 SQFT</b>	<b>34,328 SQFT</b>		
MIN. 20% TREE CANOPY AT MATURITY IS REQUIRED		279,316 * .2 = 55,863			
		<b>55,863 SQFT</b>	<b>130,310.0</b>		
<b>TREE CANOPY COVER (LOT AREA - BUILDING FOOTPRINT)</b>		<b>MIN. REQUIRED: 40%</b>	<b>PROVIDED</b>		
BUILDING FOOTPRINT (66,164 SQFT)					
LOT AREA (278,784 SQFT)		278,784 * .4 = 111,514			
		<b>111,514 SQFT</b>	<b>130,310.0</b>		
<b>TREE CANOPY TABULATION</b>					
CANOPY SQFT	COMMON NAME	QTY	TOTAL SQFT		
1256	RED MAPLE	9	11304		
1256	CHINKAPIN OAK	17	21352		
1256	LACEBARK ELM	13	16328		
1256	SOUTHERN LIVE OAK	12	15072		
1256	CEDAR ELM	10	12560		
1256	BIG TOOTH MAPLE	12	15072		
1256	MAIDENHAIR TREE	2	2512		
1256	SHUMARD OAK	18	22608		
314	TEXAS RED BUD	7	2198		
314	BUBBA DESERT WILLOW	9	2826		
314	MEXICAN PLUM	10	3140		
314	TEXAS MOUTIAN LAUREL	17	5338		
<b>PROVIDED TREE CANOPY COVERAGE (SQFT)</b>		136	<b>130,310.0</b>		
<b>LANDSCAPE AREA POINT SYSTEM</b>					
<b>SECTION A. RIGHT OF WAY ELEMENTS</b>					
A LANDSCAPED BERM WITH A MAXIMUM 3:1 SIDE SLOPE ON BOTH SIDES					
3' HIGH CONTINUOUS HEDGE OF EVERGREEN SHRUBS					
REQUIREMENT: MIN. 30 POINTS					
<b>SECTION B. PARKING LOT LANDSCAPING ELEMENTS</b>					
PORTION THEREOF FOR LOTS OF TEN SPACES OR LESS, AT LEAST ONE INTERNAL LANDSCAPE ISLAND IS REQUIRED BUT DOES NOT HAVE TO BE CENTRALLY LOCATED WITHIN A ROW OF PARKING SPACES					
END CAPS WITH AN AREA OF ATLEAST 9- FEET BY 18- FEET CONTAINING AT LEAST ONE LARGE CANOPY TREE					
REQUIREMENT: MIN. 30 POINTS					
<b>SECTION C. OTHER SITE LANDSCAPING ELEMENTS</b>					
AT LEAST 75% OF PLANTS ARE DROUGHT-TOLERANT					
BUTTERFLY OR POLLINATOR GARDENS THAT INCLUDE NATIVE MILKWEED AND NECTAR PLANTS THAT PROVIDED AS PART OF A DESIGNATED PEDESTRIAN AMENITY OR PLAZA AREA AND THAT COMPRISE AT LEAST 5% OF ALL REQUIRED OVERALL LANDSCAPE AREA. BUTTERFLY AND POLLINATOR GARDENS ARE ENCOURAGED DUE TO DENTON'S DESIGNATION AS A MONARCH CITY.					
REQUIREMENT: MIN. 30 POINTS					
BUFFER POINTS & MIN. WIDTH REQUIREMENTS: MULTIFAMILY & TOWNHOME	SOUTH BUFFER - MF (547 LF) 10' BUFFER WIDTH	WEST STREET BUFFER - PARK (562 LF) 10' BUFFER WIDTH	NORTH BUFFER - MF (560 LF) 10' BUFFER WIDTH	EAST BUFFER - SF (462 LF) 10' BUFFER WIDTH	REQUIREMENTS
10 PLANTED STRIPE INCLUDING THE FOLLOWING:	N/A	N/A	N/A	REQUIRED	PROVIDED
30 SHRUBS PER 100' LF (5 GAL SIZE)	N/A	N/A	N/A	REQUIRED: 462/100 = 4.62*30 = 139 SHRUBS	139 SHRUBS
5 EVERGREEN AND DECIDUOUS TREES PER 100' LF (3" CAL.)	N/A	N/A	N/A	REQUIRED: 462/100 = 4.62*10 = 47 TREES	47 TREES
STREET TREE REQUIREMENTS 1 CANOPY TREE PER 45 LF OF R.O.W		TOTAL STREET FRONTAGE	REQUIRED STREET TREES	PROVIDED STREET TREES	
CRESCENT STREET		563			
LINDEN DRIVE		551			
EASTPARK BOULEVARD		556			
TOTAL		1670	1,670/45 = 38 STREET TREES	39 STREET TREES	

PLANT SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	REMARKS
<b>TREES</b>								
	ACRU	9	Acer rubrum	Red Maple	CONT.	3" CAL	12-14' HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT
	QUMU	17	Quercus muehlenbergii	Chinkapin Oak	CONT.	3" CAL	12-14' HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT
	QUVI	12	Quercus virginiana	Southern Live Oak	CONT.	3" CAL	12-14' HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT
	ULCR	10	Ulmus crassifolia	Cedar Elm	CONT.	3" CAL	12-14' HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT
	ULPA	13	Ulmus parvifolia	Lacebark Elm	CONT.	3" CAL	12-14' HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT
<b>CANOPY TREES</b>								
	ACE GRA	12	Acer grandidentatum	Bigtooth Maple	CONT.	3" CAL	14-16' HT.	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT
	GIN BIL	2	Ginkgo biloba	Maidenhair Tree	CONT.	3" CAL	14-16' HT.	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT; ALL TREES OF THIS SPECIES SELECTED TO BE OF THE MALE VARIETY
	QUE SHU	18	Quercus shumardii	Shumard Oak	CONT.	3" CAL	14-16' HT.	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT
<b>ORNAMENTAL TREES</b>								
	CER OKL	7	Cercis canadensis texensis 'Oklahoma'	Oklahoma Texas Redbud	CONT.	2" CAL	12-14' HT.	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT
	CHI LIB	9	Chilopsis linearis 'Bubba'	Bubba Desert Willow	CONT.	2" CAL	12-14' HT.	MATCHING; 4' CLEAR HEIGHT
	PRU MEX	10	Prunus mexicana	Mexican Plum	CONT.	2" CAL	12-14' HT.	MATCHING; 4' CLEAR HEIGHT
	SOP SEC	17	Sophora secundiflora	Texas Mountain Laurel	CONT.	2" CAL	12-14' HT.	MATCHING; 4' CLEAR HEIGHT
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS
<b>SHRUBS</b>								
	ABGK	120	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Glossy Abelia	5 GAL		36"	
	ILE COB	235	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 GAL		36"	
<b>GROUND COVERS</b>								
	BPM	15,719 sf	Butterfly / Pollinator Mix	Butterfly / Pollinator Mix	PALETTE	12" O.C.		NATIVE AMERICAN SEED * BUTTERFLY RETREAT MIX 15LBS PER ACRE
	PLAR	4,529 sf	PLANTING AREA	PLANTING AREA	-			50% SHRUBS 25% GRASSES 22% GROUND COVERS 3% ANNUALS
	TRAS	11,829 sf	Trachelospermum asiaticum	Asiatic Jasmine	PALETTE	12" O.C.		
<b>SOD/SEED</b>								
	SOD	34,000 sf	Cynodon dactylon 'Tifway 419'	Bermuda Grass	SOLID SOD			

**LEGEND**

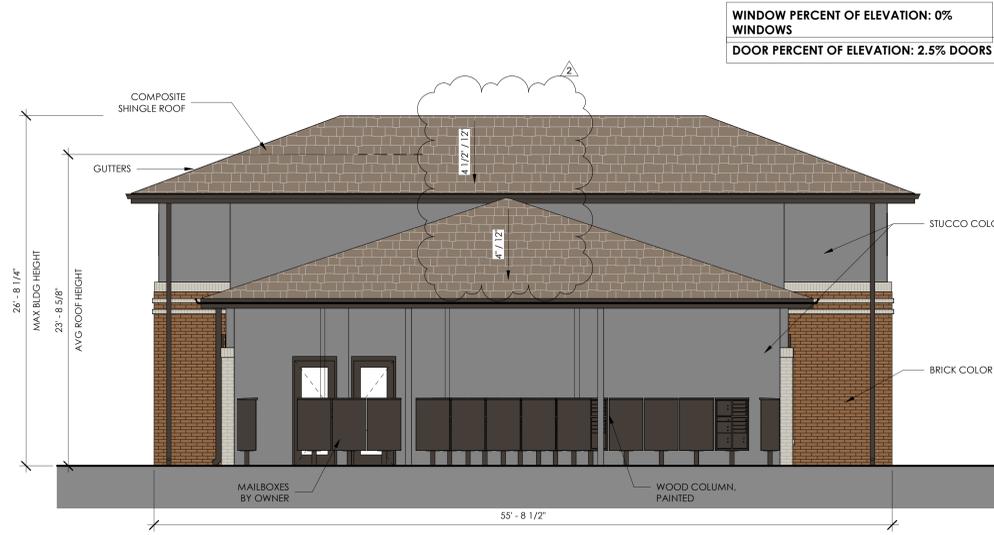
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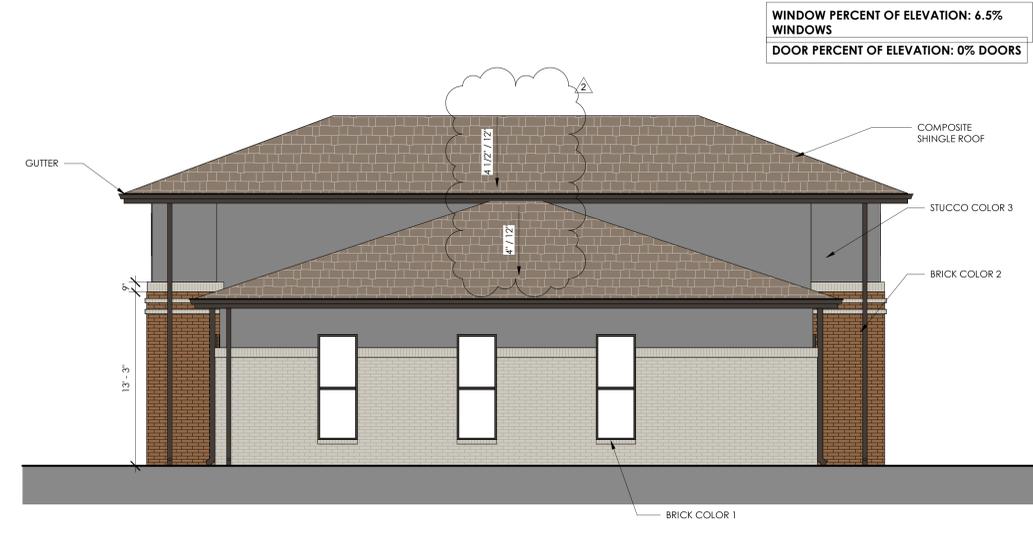
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EXTERIOR FINISHES SCHEDULE	
	BRICK COLOR 1: WINTERSTONE
	BRICK COLOR 2: BORDEAUX
	STUCCO COLOR 3: SW 7067 CITYSCAPE
	STUCCO COLOR 4: SW 7043 WORLDLY
	FIBER CEMENT LAP SIDING COLOR 5: SW 7069 IRON ORE
	MISC. COLOR 6: SW 7048 URBANE BRONZE
	FIBER CEMENT TRIM COLOR 7: SW 7551 GREEK VILLA
	FROSTED WINDOWS



WINDOW PERCENT OF ELEVATION: 0%  
WINDOWS  
DOOR PERCENT OF ELEVATION: 2.5% DOORS

4 AMENITY BUILDING - EAST ELEVATION BLDG 1  
EX-1 3/16" = 1'-0"



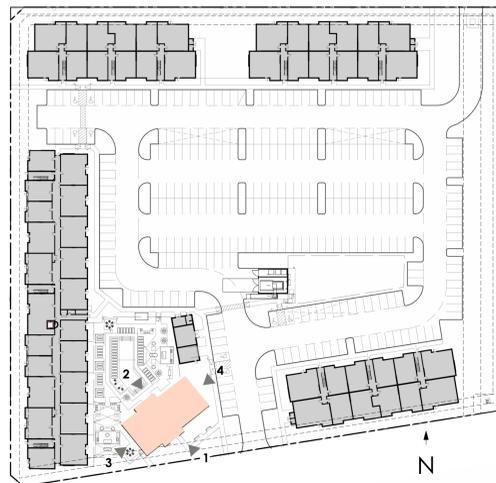
WINDOW PERCENT OF ELEVATION: 6.5%  
WINDOWS  
DOOR PERCENT OF ELEVATION: 0% DOORS

3 AMENITY BUILDING - WEST ELEVATION BLDG 1  
EX-1 3/16" = 1'-0"



WINDOW PERCENT OF ELEVATION: 23%  
WINDOWS  
DOOR PERCENT OF ELEVATION: 3.5% DOORS

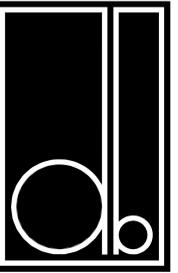
2 AMENITY BUILDING - NORTH ELEVATION 3 BLDG 1  
EX-1 3/16" = 1'-0"



WINDOW PERCENT OF ELEVATION: 15%  
WINDOWS  
DOOR PERCENT OF ELEVATION: 3.8% DOORS



1 AMENITY BUILDING - SOUTH ELEVATION BLDG 1  
EX-1 3/16" = 1'-0"



DESIGN BALANCE, INC.  
2231 RIDGE ROAD  
SUITE 200  
ROCKWALL, TX 75087  
214.668.2306

OWNER:  
  
**WOOD**  
PARTNERS  
WOOD PARTNERS  
8 GREENWAY PLAZA  
SUITE 1120  
HOUSTON, TEXAS 77046

ALTERA RAYZOR RANCH  
2405 CRESCENT STREET  
DENTON, TX 76201  
**ISSUE FOR DESIGN DEVELOPMENT**

SEAL:

JOHN M. WOMBLE, AIA  
06-11-2024

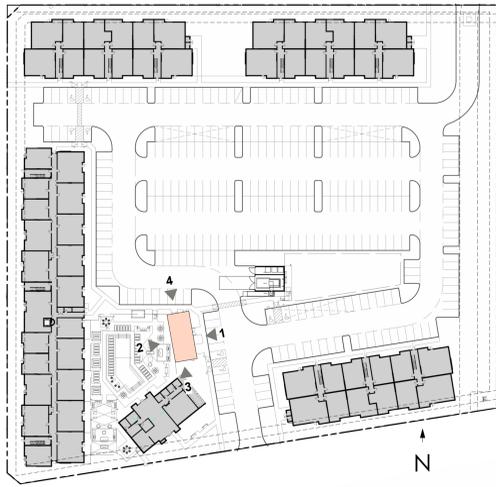
PROJECT NUMBER:  
21006

DATE ISSUED:  
06-11-2024

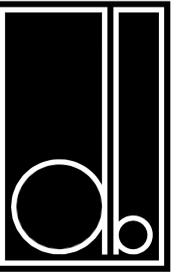
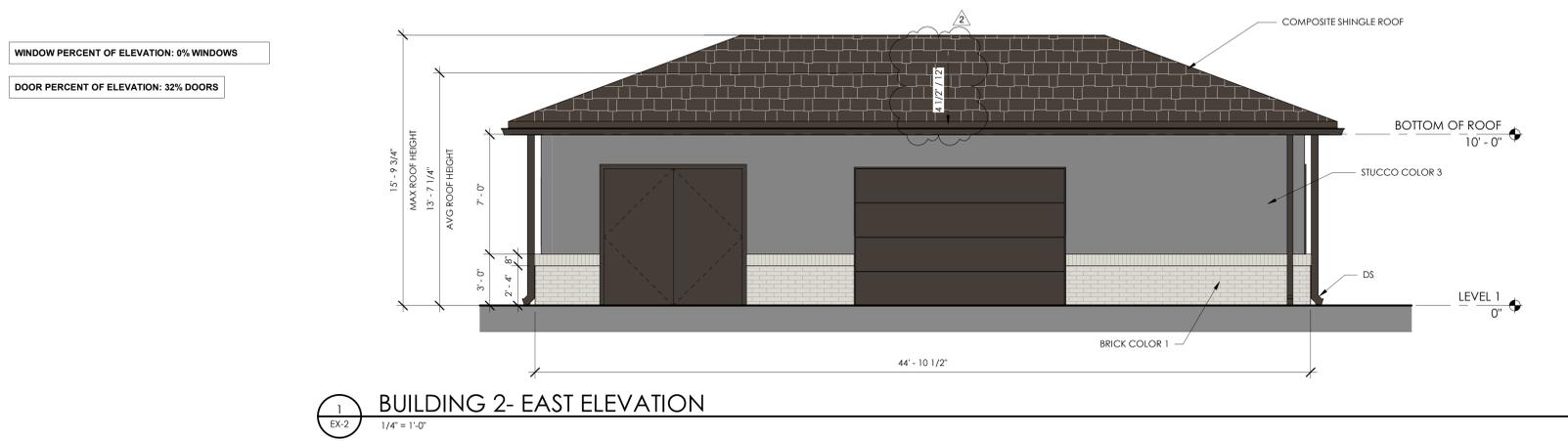
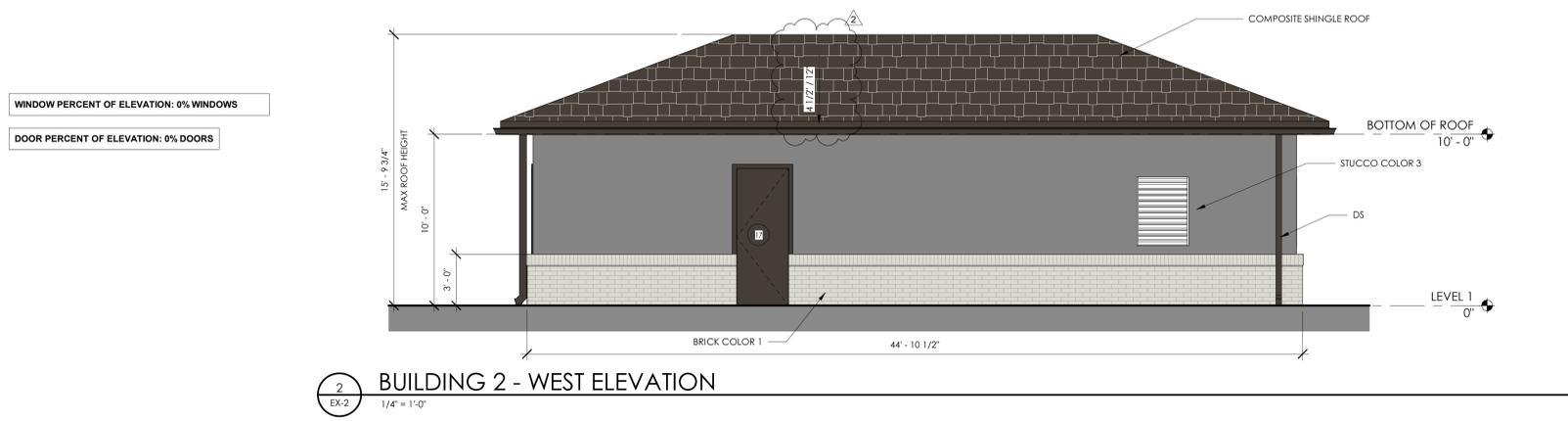
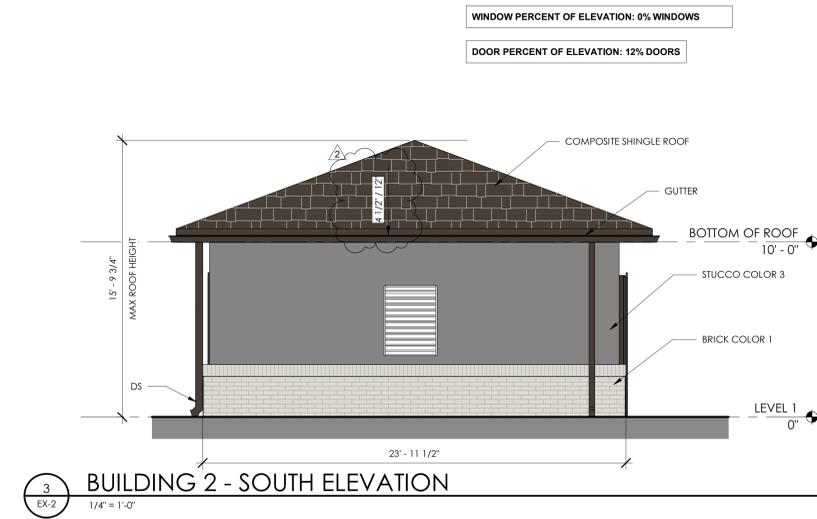
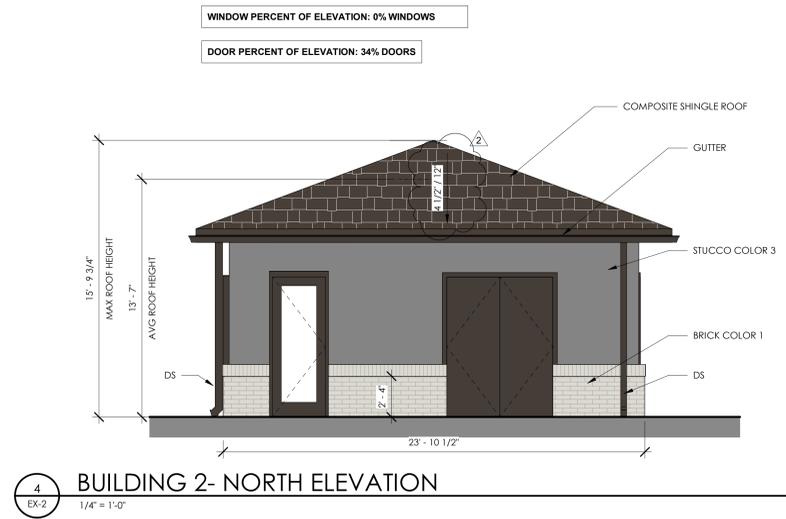
REVISIONS:	
2	6-11-24 CITY COMMENTS

SHEET TITLE:  
BLDG 1 ELEVATIONS

SHEET NAME:  
**EX-1**



EXTERIOR FINISHES SCHEDULE	
	<b>BRICK</b> COLOR 1: WINTERSTONE
	<b>BRICK</b> COLOR 2: BORDEAUX
	<b>STUCCO</b> COLOR 3: SW 7067 CITYSCAPE
	<b>STUCCO</b> COLOR 4: SW 7043 WORLDLY
	<b>FIBER CEMENT LAP SIDING</b> COLOR 5: SW 7069 IRON ORE
	<b>MISC.</b> COLOR 6: SW 7048 URBANE BRONZE
	<b>FIBER CEMENT TRIM</b> COLOR 7: SW 7551 GREEK VILLA



DESIGN BALANCE, INC.  
2701 SUNSET RIDGE DRIVE  
SUITE 602  
ROCKWALL, TX 75032  
469-887-6892



**WOOD**  
PARTNERS  
WOOD PARTNERS  
5440 HARVEST HILL ROAD  
SUITE 206  
DALLAS, TEXAS 75230

**ALTERA RAYZOR RANCH**  
2405 CRESCENT STREET  
DENTON, TX 76201

**ISSUE FOR DESIGN DEVELOPMENT**

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JOHN M. WOMBLE, AIA  
06-11-2024

PROJECT NUMBER:  
23030

DATE ISSUED:  
06-11-2024

REVISIONS:

2	6-11-2024	City Comments

SHEET TITLE:  
**BLDG 2 ELEVATIONS**

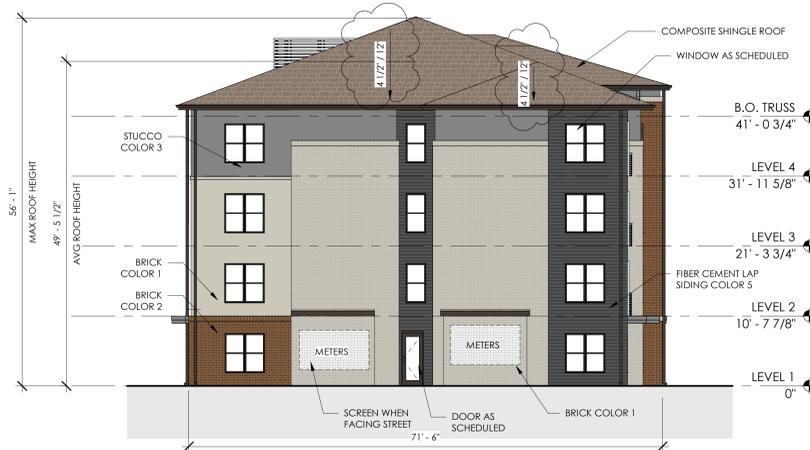
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**EX-2**



5 KEY PLAN  
EX-3 1 1/2" = 1'-0"

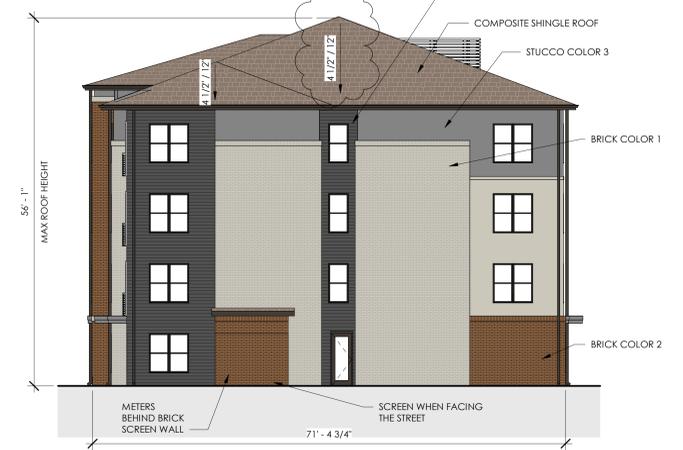
EXTERIOR FINISHES SCHEDULE	
	BRICK COLOR 1: WINTERSTONE
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	STUCCO COLOR 4: SW 7043 WORLDLY GRAY
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	MISC. COLOR 6: SW 7048 URBANE BRONZE
	FIBER CEMENT TRIM COLOR 7: SW 7551 GREEK VILLA

WINDOW PERCENT OF ELEVATION: 11% WINDOWS  
DOOR PERCENT OF ELEVATION: 9% DOORS



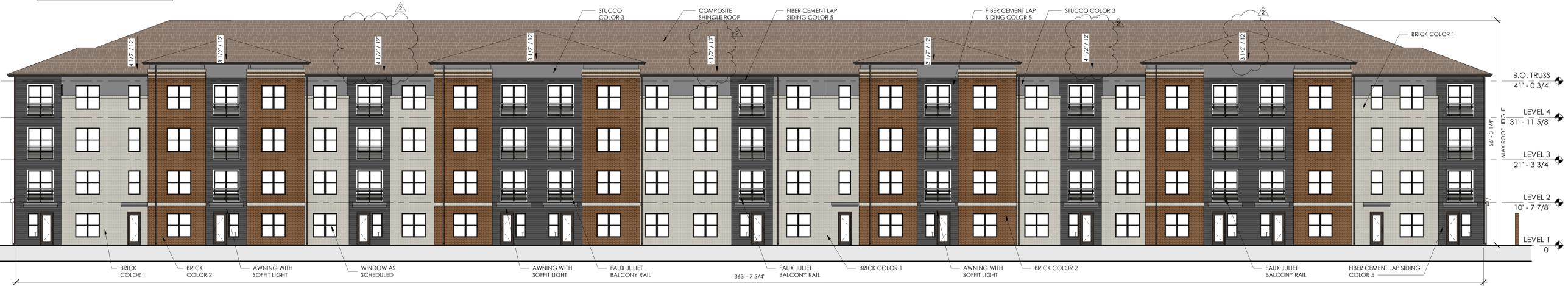
4 BUILDING D - NORTH ELEVATION 4 BLDG 3  
EX-3 3/32" = 1'-0"

WINDOW PERCENT OF ELEVATION: 11% WINDOWS  
DOOR PERCENT OF ELEVATION: 9% DOORS



3 BUILDING D - SOUTH ELEVATION 3 BLDG 3  
EX-3 3/32" = 1'-0"

WINDOW PERCENT OF ELEVATION: 25% WINDOWS  
DOOR PERCENT OF ELEVATION: 2.3% DOORS

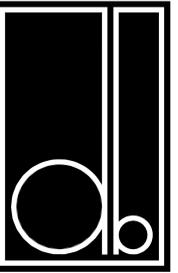


2 BUILDING D - WEST ELEVATION 2 BLDG 3  
EX-3 3/32" = 1'-0"

WINDOW PERCENT OF ELEVATION: 26% WINDOWS  
DOOR PERCENT OF ELEVATION: 2.2% DOORS



1 BUILDING D - EAST ELEVATION 1 BLDG 3  
EX-3 3/32" = 1'-0"



DESIGN BALANCE, INC.  
2701 SUNSET RIDGE DRIVE  
SUITE 602  
ROCKWALL, TX 75032  
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5440 HARVEST HILL ROAD  
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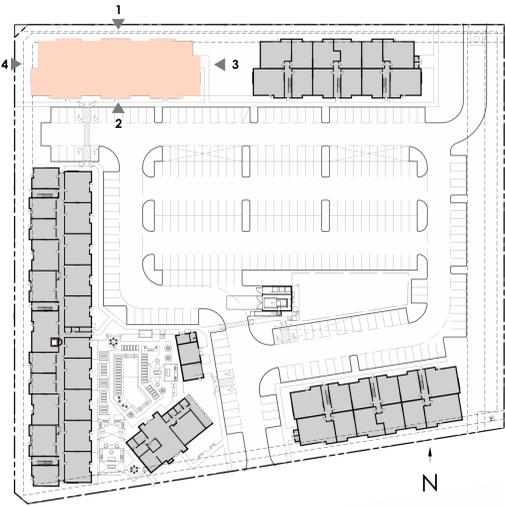
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06-11-2024

REVISIONS:

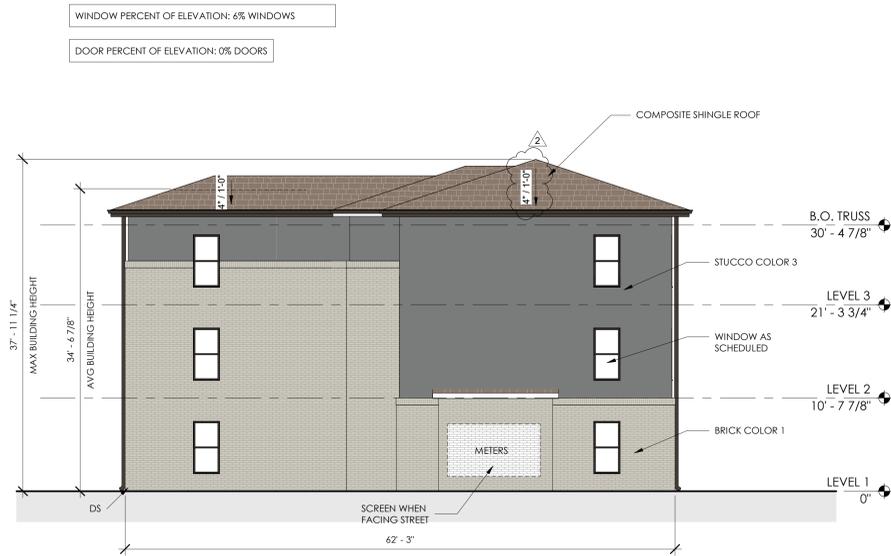
2	6-11-2024	CITY COMMENTS

SHEET TITLE:  
BLDG 3 ELEVATIONS

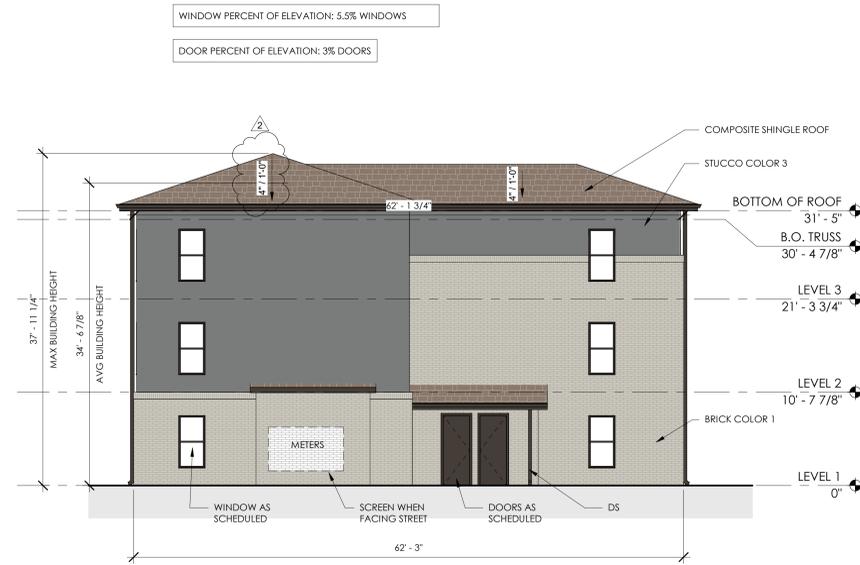
SHEET NAME:  
**EX-3**



5 KEY PLAN  
1 1/2" = 1'-0"



4 BUILDING B - WEST ELEVATION 4 EXHIBIT BLDG 4  
1/8" = 1'-0"



3 BUILDING B - EAST ELEVATION 3 EXHIBIT BLDG 4  
1/8" = 1'-0"

**EXTERIOR FINISHES SCHEDULE**

	<b>BRICK</b> COLOR 1: WINTERSTONE
	<b>BRICK</b> COLOR 2: BORDEAUX
	<b>STUCCO</b> COLOR 3: SW 7067 CITYSCAPE
	<b>STUCCO</b> COLOR 4: SW 7043 WORLDLY GRAY
	<b>FIBER CEMENT LAP SIDING</b> COLOR 5: SW 7069 IRON ORE
	<b>MISC.</b> COLOR 6: SW 7048 URBANE BRONZE
	<b>FIBER CEMENT TRIM</b> COLOR 7: SW 7551 GREEK VILLA

WINDOW PERCENT OF ELEVATION: 27% WINDOWS  
DOOR PERCENT OF ELEVATION: 2% DOORS

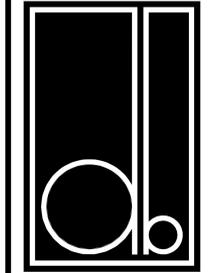


2 BUILDING B - SOUTH ELEVATION 2 EXHIBIT BLDG 4  
1/8" = 1'-0"

WINDOW PERCENT OF ELEVATION: 25% WINDOWS  
DOOR PERCENT OF ELEVATION: .9% DOORS



1 BUILDING B - NORTH ELEVATION 1 EXHIBIT BLDG 4  
1/8" = 1'-0"



DESIGN BALANCE, INC.  
2701 SUNSET RIDGE DRIVE  
SUITE 602  
ROCKWALL, TX 75032  
469-887-6892



OWNER:  
**WOOD PARTNERS**  
WOOD PARTNERS  
5440 HARVEST HILL ROAD  
SUITE 206  
DALLAS, TEXAS 75230

**ALTERA RAYZOR RANCH**  
2405 CRESCENT STREET  
DENTON, TX 76201

**ISSUE FOR DESIGN DEVELOPMENT**

SEAL:  
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JOHN M. WOMBLE, AIA  
6-11-2024

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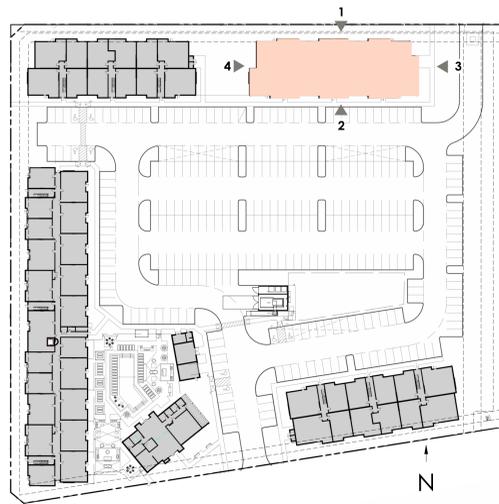
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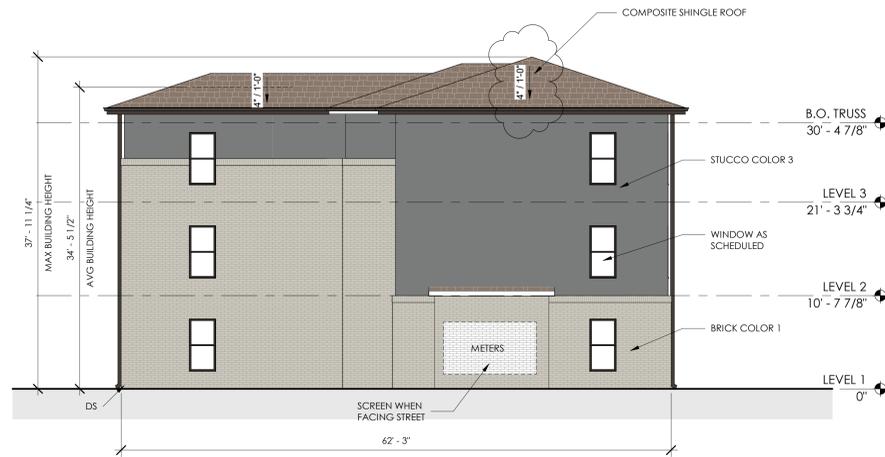
2	6-11-24 City Comments

SHEET TITLE:  
**BLDG. 4 ELEVATIONS**

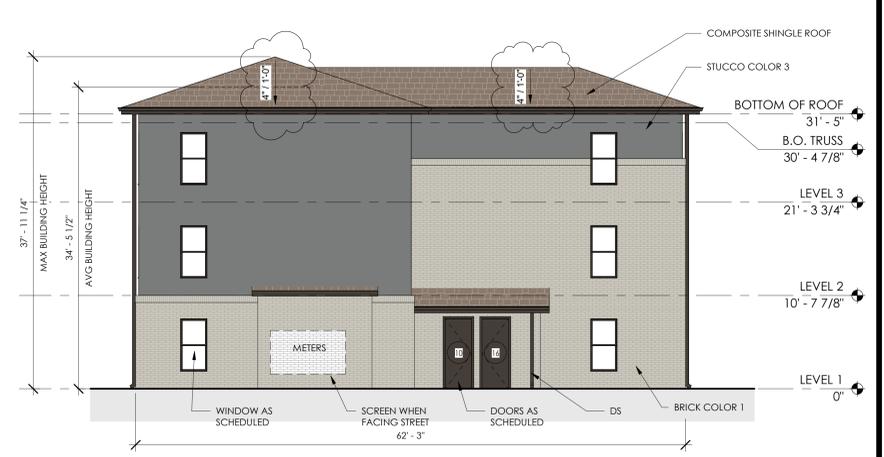
SHEET NAME:  
**EX-4**



WINDOW PERCENT OF ELEVATION: 6% WINDOWS  
DOOR PERCENT OF ELEVATION: 0% DOORS



WINDOW PERCENT OF ELEVATION: 5.5% WINDOWS  
DOOR PERCENT OF ELEVATION: 3% DOORS



5 KEY PLAN  
EX-5 1/2" = 1'-0"

4 BUILDING B - WEST ELEVATION 4 EXHIBIT BLDG 5  
EX-5 1/8" = 1'-0"

3 BUILDING B - EAST ELEVATION 3 EXHIBIT BLDG 5  
EX-5 1/8" = 1'-0"

**EXTERIOR FINISHES SCHEDULE**

- BRICK**  
COLOR 1: WINTERSTONE
- BRICK**  
COLOR 2: BORDEAUX
- STUCCO**  
COLOR 3: SW 7067 CITYSCAPE
- STUCCO**  
COLOR 4: SW 7043 WORLDLY GRAY
- FIBER CEMENT LAP SIDING**  
COLOR 5: SW 7069 IRON ORE
- MISC.**  
COLOR 6: SW 7048 URBANE BRONZE
- FIBER CEMENT TRIM**  
COLOR 7: SW 7551 GREEK VILLA

WINDOW PERCENT OF ELEVATION: 27% WINDOWS  
DOOR PERCENT OF ELEVATION: 2% DOORS



2 BUILDING B - SOUTH ELEVATION 2 EXHIBIT BLDG 5  
EX-5 1/8" = 1'-0"

WINDOW PERCENT OF ELEVATION: 25% WINDOWS  
DOOR PERCENT OF ELEVATION: 9% DOORS



1 BUILDING B - NORTH ELEVATION 1 EXHIBIT BLDG 5  
EX-5 1/8" = 1'-0"



DESIGN BALANCE, INC.  
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OWNER:



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2405 CRESCENT STREET  
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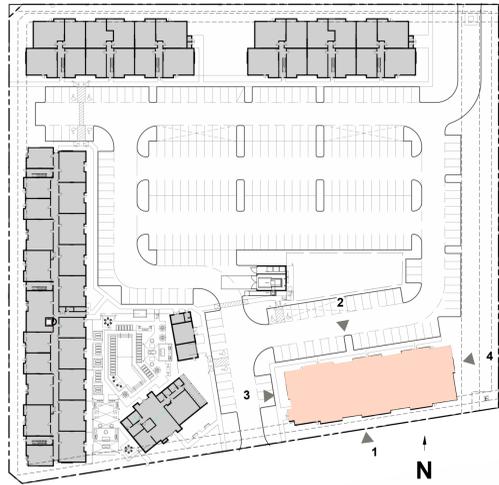
2 6-11-2024 City Comments

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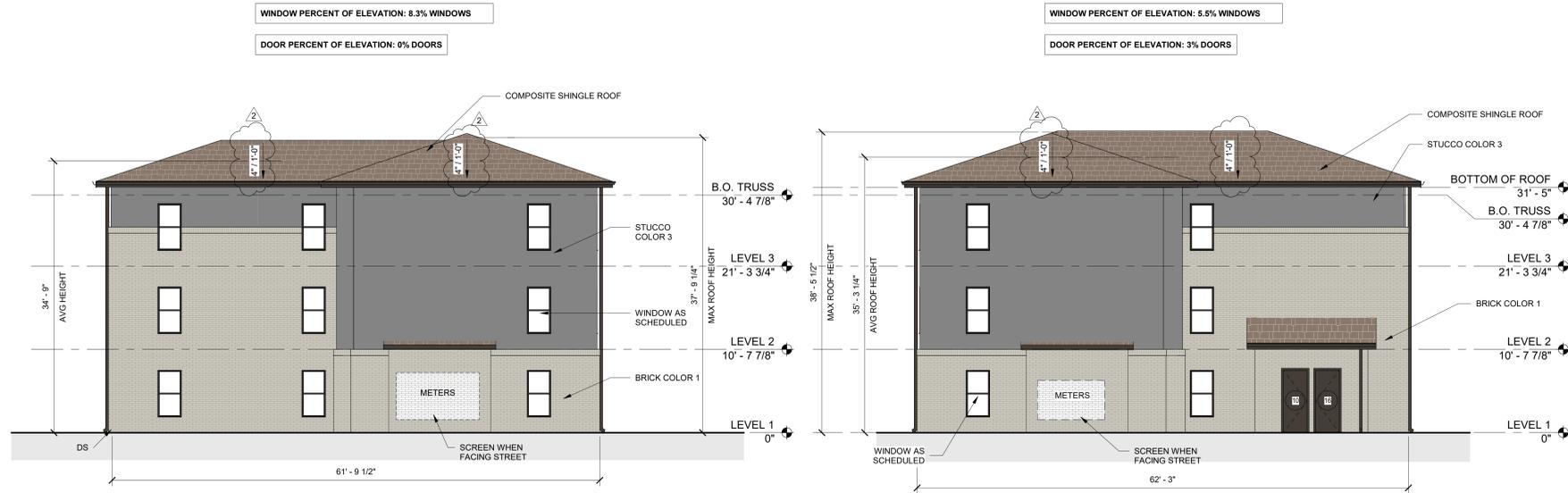
BLDG. 5  
ELEVATIONS

SHEET NAME:

EX-5



5 KEY PLAN  
1 1/2" = 1'-0"



4 BUILDING C - EAST ELEVATION 4 BLDG 6  
1/8" = 1'-0"

3 BUILDING C - WEST ELEVATION 3 BLDG 6  
1/8" = 1'-0"

WINDOW PERCENT OF ELEVATION: 25% WINDOWS  
DOOR PERCENT OF ELEVATION: 32% DOORS

**EXTERIOR FINISHES SCHEDULE**

- BRICK  
COLOR 1: WINTERSTONE
- BRICK  
COLOR 2: BORDEAUX
- STUCCO  
COLOR 3: SW 7067 CITYSCAPE
- STUCCO  
COLOR 4: SW 7043 WORLDLY GRAY
- FIBER CEMENT LAP SIDING  
COLOR 5: SW 7069 IRON ORE
- MISC.  
COLOR 6: SW 7048 URBANE BRONZE
- FIBER CEMENT TRIM  
COLOR 7: SW 7551 GREEK VILLA

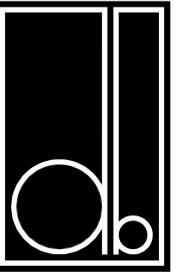


2 BUILDING C - SOUTH ELEVATION 1 BLDG 6  
1/8" = 1'-0"

WINDOW PERCENT OF ELEVATION: 26% WINDOWS  
DOOR PERCENT OF ELEVATION: 2.4% DOORS



1 BUILDING C - NORTH ELEVATION 2 BLDG 6  
1/8" = 1'-0"



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OWNER:  
  
**WOOD**  
PARTNERS  
WOOD PARTNERS  
5440 HARVEST HILL ROAD  
SUITE 206  
DALLAS, TEXAS 75230

ALTERA RAYZOR RANCH  
2405 CRESCENT STREET  
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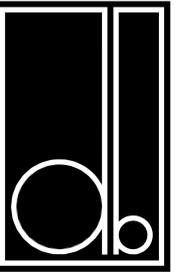
DATE ISSUED:  
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2	6-11-2024	City Comments

SHEET TITLE:  
BLDG 6 ELEVATIONS

SHEET NAME:  
**EX-6**



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2701 SUNSET RIDGE DRIVE  
SUITE 602  
ROCKWALL, TX 75032  
469-887-6892



**WOOD**  
PARTNERS  
WOOD PARTNERS  
5440 HARVEST HILL ROAD  
SUITE 206  
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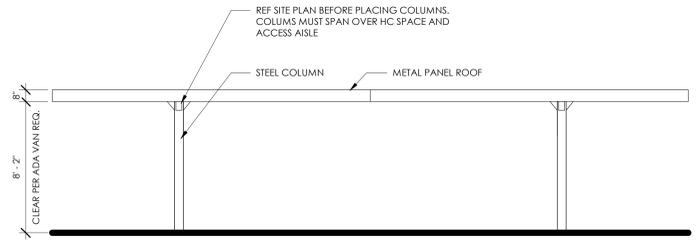

SHEET TITLE:  
CARPORTS

SHEET NAME:  
**EX-7**

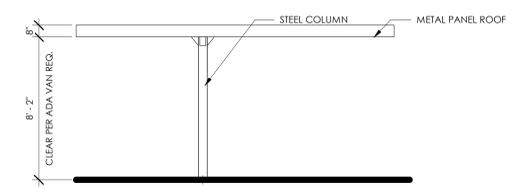
**NOTES:**

1. CONFIRM AT HANDICAP ACCESSIBLE CARPORT SPACES THAT NO STRUCTURAL MEMBERS ENCROACH ON STALL WIDTH AND CLEARANCES. COLUMNS CANNOT LAND IN ACCESSIBLE AISLES, AND MUST SPAN THE HC SPACE AND AISLE.

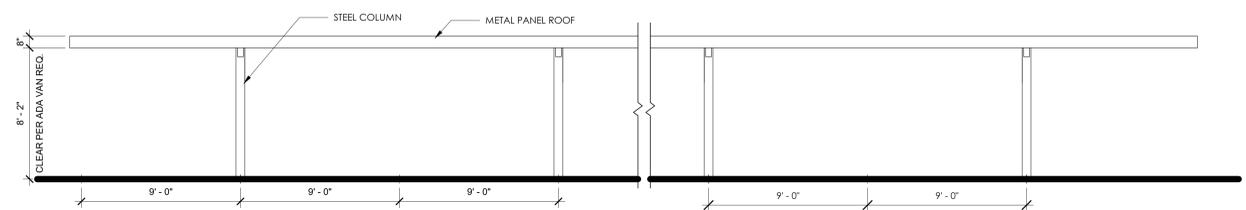
2. CARPORTS ARE A PRE-ENGINEERED METAL STRUCTURE



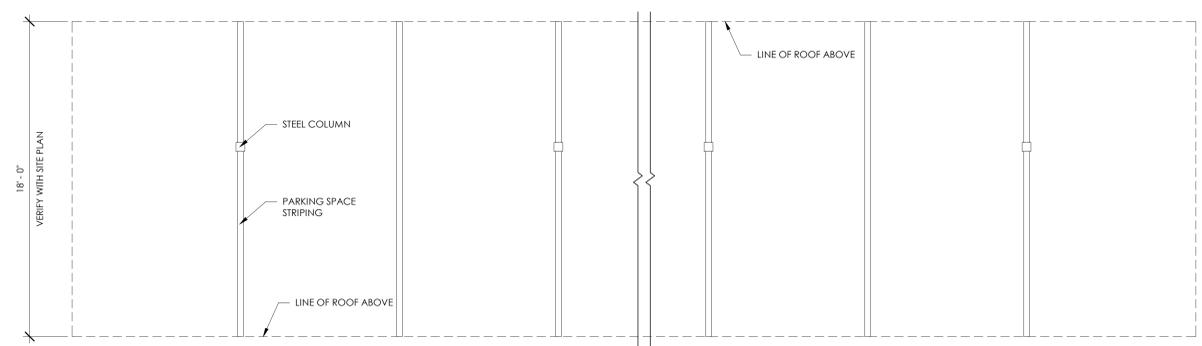
**SECTION DOUBLE BAY**



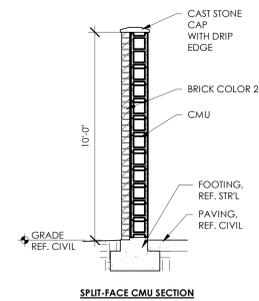
**SECTION SINGLE BAY**



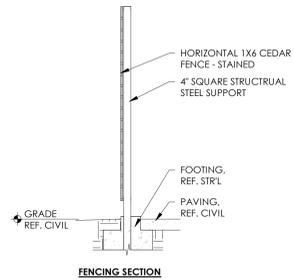
**FRONT ELEVATION**



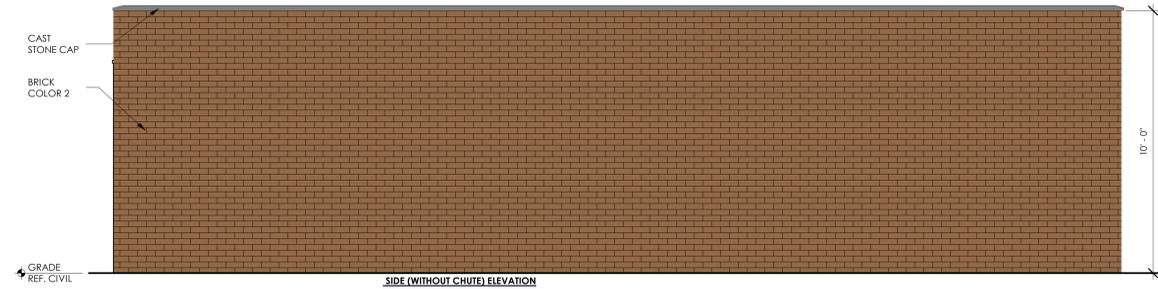
**PLAN**  
(SEE NOTE FOR HC SPOT CONDITIONS)



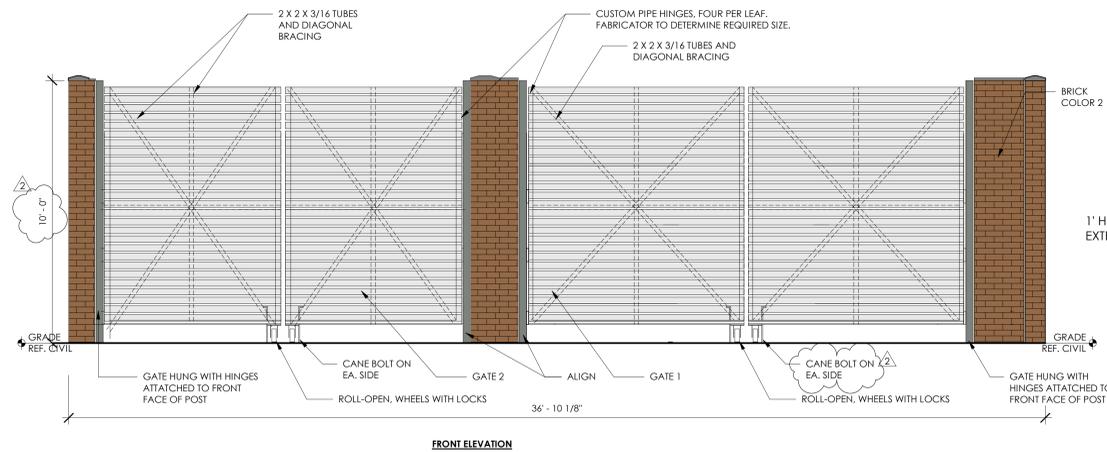
**SPLIT-FACE CMU SECTION**



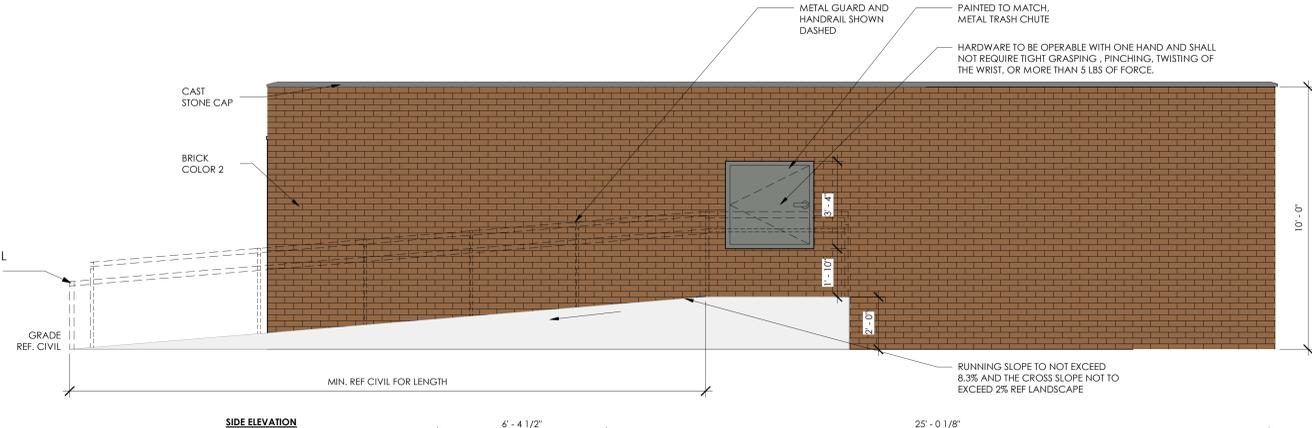
**FENCING SECTION**



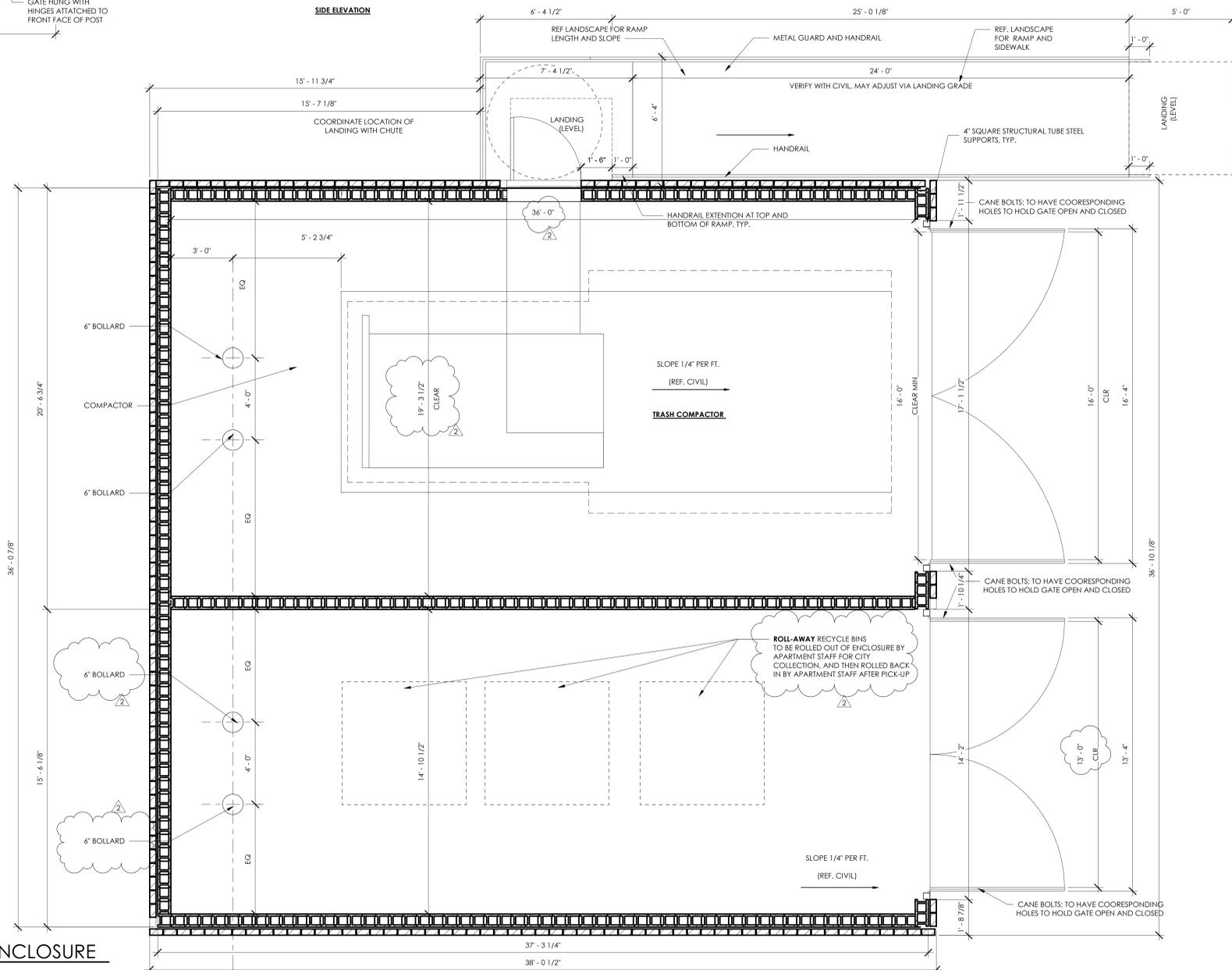
**SIDE (WITHOUT CHUTE) ELEVATION**



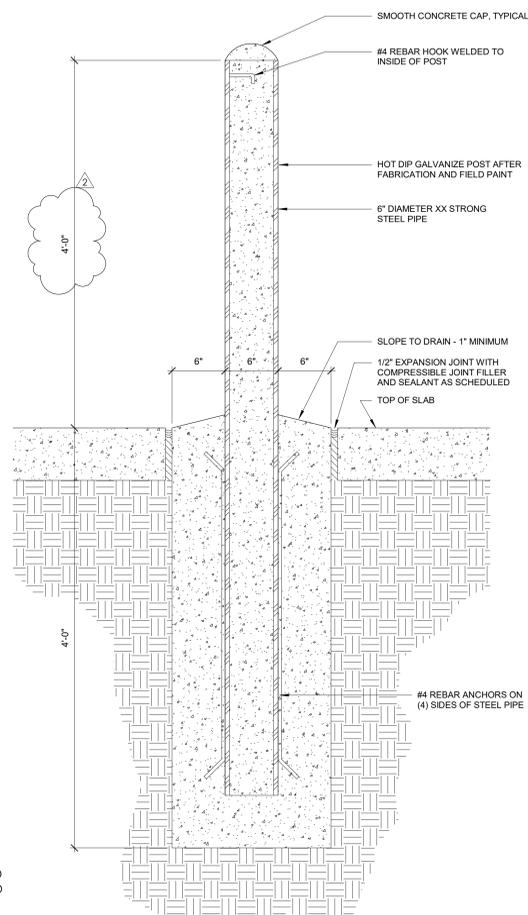
**FRONT ELEVATION**



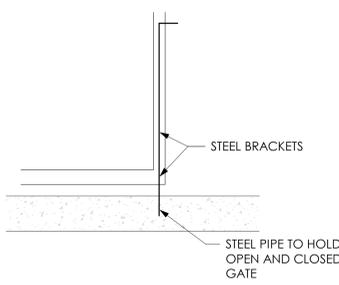
**SIDE ELEVATION**



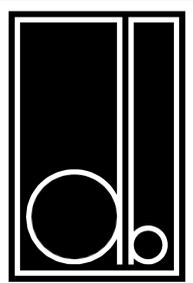
**1 TRASH ENCLOSURE**  
3/8\"/>



**2 BOLLARD DETAIL**  
1 1/2\"/>



**3 CANE BOLT**  
1\"/>



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**ISSUED FOR DESIGN DEVELOPMENT**

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2 6-11-24 CITY COMMENTS

SHEET TITLE:  
**TRASH ENCLOSURES**

SHEET NAME:  
**EX-8**

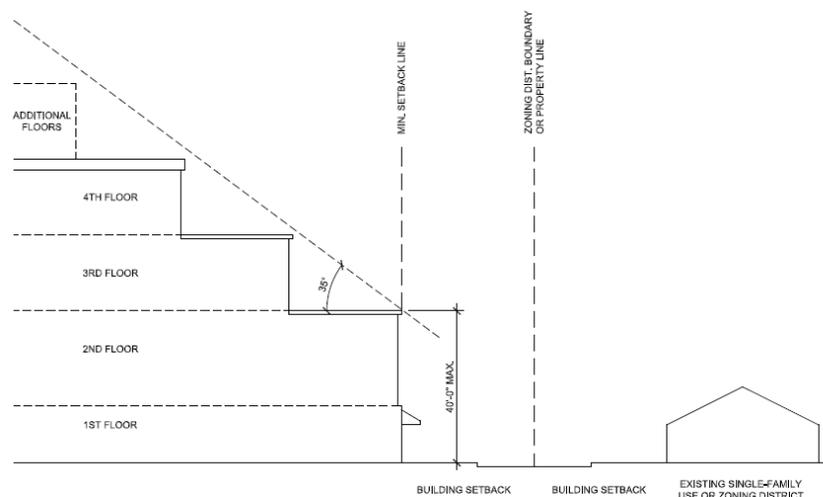


## EXHIBIT C-2A RAYZOR RANCH SOUTH MIXED-USE DISTRICT-1 and RAYZOR RANCH SOUTH MIXED-USE DISTRICT-2 MULTI-FAMILY RESIDENTIAL GUIDELINES

The following provisions apply to all Multi-Family Tracts and Lots located east of Heritage Trail, within Rayzor Ranch South Mixed-Use District-1 (SMUD) and Rayzor Ranch South Mixed-Use District-2 (SMUD-2). The Standards apply to Multi-Family and Age Restricted Multi-Family (Residents Restricted to 55 years and older).

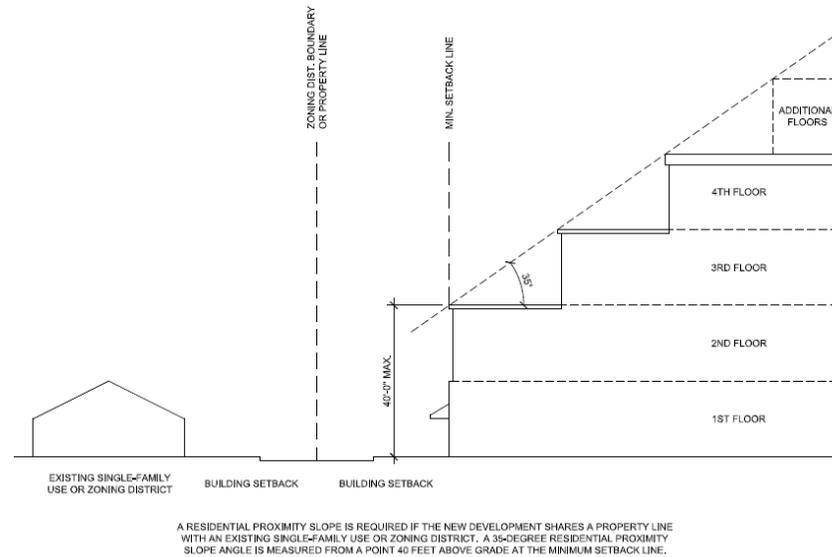
### A. Site Design & Orientation

1. Buildings shall be located within 20 feet of the property line for at least 50% of the total frontage along all public streets. Up to an additional 10 feet from the property line may be granted to this 20 feet restriction for 25% of the total frontage; to reasonably accommodate enhanced sidewalks, street trees, landscaping, or other requirements that would otherwise be limited due to easements or other encumbrances. This provision does not establish a maximum setback for the remaining 50% of the building.
2. Parking is not permitted between front facades of buildings and the R.O.W. property line. On street parking is permitted.
3. All buildings abutting an existing single-family use outside of Rayzor Ranch Overlay District and east of Bonnie Brae Street shall comply with the Residential Proximity Slope. No part of any building may extend beyond the Residential Proximity Slope.
  - a. Residential Proximity Slope is represented by two planes projected upward and outward from a specific property or site, as defined by the text and diagrams below:
    - 1) The first plane is a vertical plane extending through the boundary line of a specific property or site at the building setback line up to a height of 45 feet.
    - 2) The second plane extends upwards and towards the restricted building at a slope of 35 degrees from horizontal, from its intersection with the top of the first plane.
    - 3) The horizontal distances used to calculate the height restrictions imposed by the residential proximity slope may be determined by using the lot, block, and right-of-way dimensions.



A RESIDENTIAL PROXIMITY SLOPE IS REQUIRED IF THE NEW DEVELOPMENT SHARES A PROPERTY LINE WITH AN EXISTING SINGLE-FAMILY USE OR ZONING DISTRICT. A 35-DEGREE RESIDENTIAL PROXIMITY SLOPE ANGLE IS MEASURED FROM A POINT 40 FEET ABOVE GRADE AT THE MINIMUM SETBACK LINE.

**Figure 1**



**Figure 2**

4. Buildings shall front on public streets and/or a private street system and may have secondary frontages onto parking lots.
5. Buildings shall be directly accessed from the street and the sidewalk with a minimum of one ground floor pedestrian entrance per building oriented toward the street or sidewalk.
  - a. Accessory structures such as carports, garages and storage units (but not including leasing offices, club houses or recreation centers) shall not be located along public right-of-way or private streets within the Rayzor Ranch District.
  - b. “Tuck under” or extended garages may occupy no more than 45% of the total building frontage. This measurement does not apply to garages facing an alley, courtyard, or parking field entrance. Any garage may not extend beyond the building front. Garages that are at least 30 feet behind the building front may exceed the 45% frontage minimum. Garages shall not be located along the portion of the building that fronts the public or private street.

## **B. Architectural Standards**

1. Building frontages greater than 100 feet in length shall have recesses, projections, windows, arcades or other distinctive features to interrupt the length of building façade. Elements including, but not limited to, balconies, setbacks, and recesses or projections greater than 16 inches may be used to articulate individual units or collections of units.
2. Uninhabitable building features, outdoor patios (covered or uncovered), and architectural building feature elements (fountains, towers, awnings, trellis, outdoor gazebos for multi-family, or similar) may encroach upon the front setback or side setback (by as much as 10 feet).
3. Un-enclosed stairwells shall not be located on the exterior of any buildings. Stoops are permitted for the entrance to ground level units directly accessible from the sidewalk.
4. Use of false door or window openings shall be defined by frames, sills, and lintels.

5. All building façades shall include no less than 3 of the elements listed below. Elements shall occur at intervals of no more than 100 feet horizontally or 20 feet vertically. Vertical architectural design features, such as towers, are not required to comply with the 20 feet vertical requirement.
  - a. Color change.
  - b. Texture change.
  - c. Material change.
  - d. Medallions / accent pieces.
  - e. Decorative light fixtures.
  
6. Roofs:
  - a. If pitched roof forms (gable, hip, shed) with overhanging eaves are used, they shall be between 4 inches of vertical rise to 12 inches of horizontal run, and 12 inches of vertical rise to 12 inches of horizontal run.
  - b. Metal standing seam roofing allowed.
  - c. Asphalt roofing shingles shall be dimensional (shadow line) type and at least a “40 year” shingle.
  - d. Clay tile, concrete tile, and slate are permitted materials.
  - e. Distinctively shaped roof forms, detailed parapets, parapet steps, or exaggerated cornice lines should be incorporated into rooflines along building façades greater than 75 feet in length.
  - f. Flat roofs are permitted and must have parapets as required to screen any roof top equipment (equal to height of equipment). Walls adjoining flat roofs must contain a distinctive finish at the top of the wall such as a cornice, banding, large coping, or other architectural termination.
  - g. All sloped roofing areas shall include gutters and downspouts except for small roof areas such as, but not limited to, roofs over bay windows, awnings, and canopies.
  
7. Materials and Colors:
  - a. For all facades that face a public or private street, windows and doors shall comprise at least 20% of the wall area. All other facades may be reduced to 10%, or may provide one window or door per sleeping area (as defined by the Building Code), whichever method provides for the greater coverage of windows and doors. Shutters, trims, or false windows, shall not count toward the minimum requirement.
  - b. For all facades that face a public or private street, a minimum of 60% of the total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, are encouraged to be clay fired brick or native/natural stone. The balance of the 40% net exterior wall is encouraged to be comprised of at least 2 of the following materials.
    - 1) Stucco
    - 2) EIFS. When used, EIFS shall be a minimum of 8 feet above grade/walkway.
    - 3) Prefinished metal panels and siding materials with a dimensional shape (depth of approximately 1 inch or greater). All materials must have a factory finish with a 20 year warranty.
    - 4) Cement fiber siding such as Nichiha. All siding members must be individual boards or panels. (Soffits may utilize sheet materials of approximately 4' x 8')
    - 5) Cast stone.
  - c. For all other facades that do not face a public or private street, a minimum of 40% of total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, is encouraged to be clay fired brick or native/natural stone. The balance of the 60% net exterior wall is encouraged to be comprised of at least 2 of the following materials.
    - 1) Stucco
    - 2) EIFS. When used, EIFS shall be a minimum of 8 feet above grade/walkway.

- 3) Prefinished metal panels and siding materials with a dimensional shape (depth of approximately 1 inch or greater). All materials must have a factory finish with a 20 year warranty.
  - 4) Cement fiber siding such as Nichiha. All siding members must be individual boards or panels. (Soffits may utilize sheet materials of approximately 4' x 8')
  - 5) Cast stone.
- d. It is preferred that no individual building material, with the exception of clay fired brick or native/natural stone comprise more than 50% of the net exterior wall area of each building elevation.
  - e. All buildings within a particular project shall be constructed of building materials from a similar color and material palette. This is not intended to require similar materials with adjacent properties within Rayzor Ranch. General color palette shall be of earth tones, gray tones, and neutral colors with other accent colors permitted up to a maximum of 10% of each façade.
  - f. Windows may be residential type vinyl, aluminum, fiberglass, or wood with insulated glass. Storefront glazing systems are also permitted. Window surrounds (trim) are required in all walls other than brick or stone.
8. Public entrances to buildings shall be clearly defined and highly visible including features such as, canopies, porticos, awnings, peaked roof features, towers, or similar architectural forms and details.

### **C. Accessory Structures**

1. Accessory structures (including parking structures, detached garages, and storage units) shall complement the main building architecture and use the same materials and color palette.
2. Accessory structures visible from a public or private street or a residential use or district are subject to the same masonry and roofing material requirements as the main buildings but are not subject to the other building design standards. Garage doors shall be metal or metal faced with wood.

### **CI. Landscaping**

1. Street Trees shall be provided along all public and private streets consistent with the requirements in Subchapter 7.7.7 of the Denton Development Code.
2. All parking lots and areas for vehicle maneuvering or loading must be screened from view from public and private streets by a 10-foot landscape screening buffer. The 10-foot buffer is the area located between the right-of-way and the parking lot. Utility easements are allowed to count towards part of the 10-foot wide right-of-way landscape screening buffer subject to required separation from utilities. The landscape screening buffer shall contain the following items.
  - a. One large tree for every 40 feet or three small accent trees for every 30 feet. If small trees are used, they shall be clustered as appropriate.
  - b. Landscape plantings containing at least one of the following:
    - 1) Xeriscaping landscaping may be planted within the landscape area and shall require water irrigation for a period of 3 years for landscaping to be established. After 3 years, no irrigation is required.
    - 2) A minimum 3 foot high, when mature, continuous row of evergreen shrubs. The shrubs may be grouped and not planted in a continuous row provided that the shrubs overlap to form a continuous buffer.
    - 3) A minimum 3 foot high continuous wall made of any combination of wrought iron,

stone, brick, or masonry. If wrought iron is used, vines shall be grown on the wrought iron to help screen the parking lot.

- 4) A grass or landscaped berm, 3 feet high above the parking pavement surface.
3. A minimum of 7% of the total parking area shall be landscaped.
4. A minimum of 5% of the total parking area shall be covered by tree canopy at maturity.
5. Landscape islands shall be evenly distributed throughout the parking areas at a maximum average spacing of 12 spaces. All landscape islands and endcaps shall be landscaped with sod or groundcover and include one large tree.
6. A 10 foot landscape buffer is required along the entire property line abutting a single-family use or district. The buffer shall include a combination of 6 evergreen and deciduous trees and 25 shrubs per 100 linear feet.
7. A minimum of 20% tree canopy at maturity is required. For the high density Multi-Family lot, trees may be planted in Civic Land or Park Land on the South Campus and the tree canopy be used as mitigation towards up to one-half of the canopy requirement.
8. See Appendix A for Plant List and Appendix B for Tree Mitigation List.

#### **E. Open Space & Amenities**

1. An area equal to at least 8% of the lot area, excepting required setbacks, shall be dedicated to open space for recreation for use by the tenants of the development. Mixed-use developments of greater than 25 units per acre may be allowed to reduce from this requirement to 5% of lot area.
2. Areas covered by shrubs, bark mulch and other ground covers which do not provide a suitable surface for human use may not be counted toward this requirement.
3. Private decks, patios, pool areas, and similar areas are eligible for up to 5% of the 8% required open space, or up to 2-1/2% of the 5% required.

#### **F. Lighting**

1. Lighting shall be provided for vehicular, pedestrian, signage and architectural and site features.
2. Site lighting fixtures used along entrance driveways and in parking areas shall be no taller than 25 feet high and the fixtures shall be of a consistent design within each project. This is not intended to require a consistent design within the whole of Rayzor Ranch.
3. Parking areas shall have a minimum average of 1 foot candle initial illumination. Maximum illumination at property lines where the adjacent property allows single family or multi-family uses shall not exceed 0.1 foot candles.
4. Light sources shall be LED. Yellow/orange source lights are prohibited from use in parking or drive areas, must be greater than minimum 2700 Kelvin.
5. Identification graphics and signs shall be lighted internally or from ground mounted locations. If ground mounted, light fixtures should be screened from view in front of the sign.
6. Illumination for all parking lots and pedestrian spaces shall commence one half hour before sunset and cease one half hour after sunrise.
7. Lights shall generally be shielded to prevent upward diffusion (full cut off). Up-lighting is only permitted for building elevations that are in excess of 150 feet from a single family residential use or district. LED light source is required for all such accent lighting.

#### **G. Service & Security Areas**

1. Service areas for common use recreation and activity buildings shall be located at the rear or side yard of the buildings. Such areas must not be visible from public roadways. No service or delivery vehicles may park or load/unload on public roadways, primary entrance drives or in visitor drop-off areas.
2. Service, loading and storage areas shall not encroach on any landscape area.
3. When used, guard houses (manned or unmanned) and entrance gates shall be a minimum of 60 feet from the property line.
4. When used, gate controls, card pads and intercom boxes shall be located in driveway islands adequate distances from the gate to allow "U-turning" without backing onto the public street.

#### **H. Parking & Circulation**

1. Parking areas must be paved with concrete, concrete pavers or brick pavers and curbed and guttered with concrete. Access drives must be paved, curbed and guttered with concrete in accordance with the development standards promulgated by the City.
2. Parking areas must be sufficient to accommodate all parking needs for employees, company vehicles, residents, invitees and visitors without the use of on-street parking. If parking needs increase on any building site, additional off-street parking must be provided by the Owner of such building site. The number of parking spaces must be provided as follows:
  - a. Multi-Family Development
 

1) Studio unit or 1 bedroom units 501 to 600 sq. ft.	1.0 space/unit
2) 1 bedroom unit 601 sq. ft. or larger.	1.5 space/unit
3) 2 bedroom units	1.75 space/unit
4) 3 bedroom units	2.0 space/unit
5) 4 bedroom units or more	1.0 space/bedroom
  - b. Age Restricted Multi-Family Development – 1 space per dwelling unit.
  - c. No additional guest parking is required.
3. See Diagram 1 for Island Example.
4. Pedestrian Connectivity:
  - a. Provide a logical layout for vehicular and pedestrian circulation to help minimize the conflicts between the two. When there are crossings or common path areas, provide well marked or differentiated pathways.
  - b. Sidewalks shall be provided along all sides of the lot that abut a public right-of-way and where otherwise required to promote pedestrian connectivity within the site and to adjacent properties. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building entry point.

#### **I. Fencing**

1. If walls and fencing are used to secure the perimeter of a building site in a multi-family zone, they must be 6 feet to 8 feet high and constructed of materials and finishes that match the buildings. "Wrought iron" style metal fencing is allowed provided it is interrupted with masonry columns or walls (to match the building) such that no run of metal fencing exceeds 40 feet. Metal fencing is to be powder coated or otherwise pre-finished. Field painting is only allowed for touch up when required. Walls/fences located in the front yards or forward of the front building line shall be no more than 50% opaque.
2. Walls and columns must be constructed with appropriate structural footings and foundations to minimize movement and wall failure, and must be constructed with level wall/fence tops.

3. Concrete walls (precast, cast-in-place, or tilt up) regardless of texture, finish and color are not permitted.
4. Fencing shall be setback a minimum of 5 feet from the sidewalk or 10 feet from the back of curb along a public or private street, whichever is greater. Additionally, fencing shall comply with the sight visibility triangle requirements in the City's Transportation Criteria Manual.

**J. Screening (Dumpsters & Mechanical Equipment)**

1. Storage areas, incinerators, storage tanks, trucks based on the premises, roof objects (including fans, vents, cooling towers, skylights and all roof-mounted equipment which rises above the roof line), trash containers and maintenance facilities, shall either be housed in closed buildings or otherwise completely screened from view from public access ways and adjacent properties. Service, loading and storage areas shall be screened from view by walls, berms or a combination thereof, constructed a minimum 1 foot above all service equipment, such as trash containers, incinerators, storage tanks and cooling towers. Dumpsters and recycling containers shall be screened from public view on three sides with a solid fence or wall constructed of brick, stone, or composite wood with metal posts and frame, only if compatible with building material.
2. No satellite dish shall be placed in an area visible from a public way and no dish shall be mounted to a balcony, unless not visible from public way.
3. Air conditioning units/compressors shall be located in clusters or linear groups and they shall be screened from view of public streets and pedestrian amenity areas by the use of parapet walls or screens of materials to match the building façade. If ground mounted, screens to be walls – including berms, evergreen planting, or a combination thereof. Height of shrubs, at planting, shall be no less than 30 inches above the grade, and spaced no further than 36 inches apart. Screening walls shall be of a height of 1 foot above the units.
4. Utility meters shall be located in clusters or groups preferably in separate structures or on either end of the building's exterior walls. If located on the ends of the building, they shall be screened from view with a wall finished to match the building material with evergreen plantings, and allow convenient accessibility by the utility company. Height of screen to be 1 foot above height of utility meters.

**K. Signage**

1. Each property shall be allowed one monument sign with a maximum height of 6 feet and maximum effective area of 60 square feet at each entry into the development. Related architectural features (such as clock towers, obelisks, etc) may be taller than six feet provided the signage mounted to such features is at a maximum height of six feet.
2. Building sites which front other perimeter public streets and have no access to that public street, may install one monument sign with a maximum height of 6 feet and maximum effective area of 60 square feet.
3. Monument signs are required to be setback a minimum of 10 feet from any public or private street and 10 feet from any rear or side property lines.
4. Directional signage is permitted and shall be limited to an effective sign area of 25 square feet and shall not exceed 5 feet in height.
5. Flashing or moving character signs may not be installed. Illuminated signs must be rear lighted or lighted from non-apparent light sources. Illuminated signs shall not be permitted to face an adjoining lot that is for residential use.
6. Each building elevation shall be allowed one wall sign limited to a maximum effective area no greater than 5% of the wall area to which the sign is attached. If signs are illuminated, it shall

- be from gooseneck or similar wall mounted lighting.
7. Site perimeter sign walls below 6 feet tall are allowed in lieu of monument sign, or at street corner. Graphic murals shall be counted as art, not signage. See Appendix 1, Project Identity Sign.
  8. Building mounted blade signage is allowed. The materials and scale of the sign must be appropriate to the building it is mounted to, but shall not exceed 10 square feet and a 5 foot projection from the building wall. The bottom of blade mounted signs must be no lower than 9 feet above grade and the top shall not extend above the eave line of sloped roofs or the parapet height on flat roofs.
  9. See attached Appendix 1 – 4 for Signage.

**L. Grading and Drainage**

1. All grading must be done to alleviate ponding and must be coordinated with the master storm drainage plan and detention facilities. Depressions on paving or the landscape areas which will allow ponding of water are not permitted.
2. Drainage swales must be shallow, gently contoured and sloped to minimize erosion. Concrete rip-rap, trapezoidal concrete channels and concrete pilot channel ditches are not permitted.

## **Appendix A**

### **Approved Plan List**

#### **Canopy Trees**

*Mature Canopy 314-1256 sq. ft. - Site Design Criteria Manual*

<b>Common Name</b>	<b>Scientific Name</b>
Soapberry	Sapindus drummandii
Bald Cypress	Taxodium distichum
Black Locust	Robina pseudoacacia
Eastern Red Cedar	Juniperus virginiana
Cedar Elm	Ulmus crassifolia
Texas Mesquite	Prosopis glandulosa
Chinquanpin Oak	Quercus muhlenbergii
Post Oak	Quercus stellata
Live Oak	Quercus virginiana "Highrise"
Shumard Red Oak	Quercus shumardii
Texas Red Oak	Quercus texana
Chinese Pistache	Pistacia chinensis
Ginko	Ginko bilboa
Green Ash	Fraxinus pennsylvanica
Texas Ash	Fraxinus texensis
Bur Oak	Quercus macrocarpa
Bigtooth Maple	Acer grandidentatum
Foster Holly	Ilex x attenuata "Fosteri"
Caddo Maple	Acer saccharum "Caddo"
Pecan	Carya illinoensis
Southern Magnolia	Magnolia grandiflora
River Birch	Betula nigra

#### **Ornamental Trees**

*Mature Canopy 79-314 sq. ft. - Site Criteria Manual*

<b>Common Name</b>	<b>Scientific Name</b>
American Smoketree	Conius obovalus
Crape Myrtle	Lagerstromia indica
Desert Willow	Chilopsis linearis "Warren Jones"
Downy Hawthorne	Crataegus mollis
Hawthorn	Crataegus spp.
Mesquite Tree	Prosopis glandulosa
Mexican Plum	Prunus mexicana
Mexican Redbud	Cercis canadensis var mexicana
Possumhaw Holly	Llex decidua
Prairie Flameleaf Sumac	Rhus lanceoiata
Red Bud	Cercis canadensis
Reverchon Hawthorn	Crataegus reverchronis
Rusty Blackhaw	Viburnum rufidulum
Texas Persimmon	Diospyros texana
Texas Sophora	Sophora affinis
Vitex	Vitex agnus-castus - "LeCompte"
Wax Myrtle	Myrica cerifera
Yaupon Holly	Ilex vomitoria

**Shrubs**

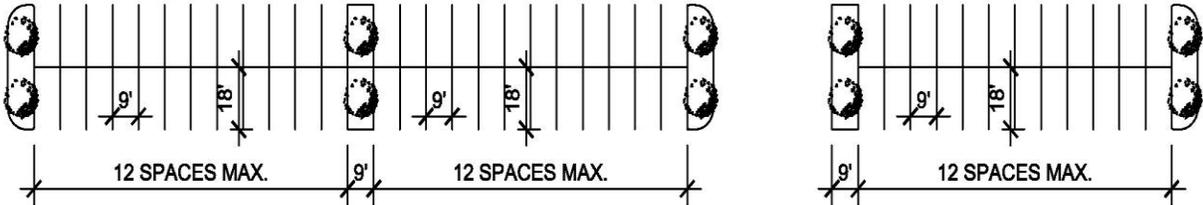
<b>Common Name</b>	<b>Scientific Name</b>
Agarita	Mahonia (Berberis) trifolita
Buttonbush	Cephalanthus occidentilis
Sesert Spoon	Dasyliiron spp.
Dwarf Buford Holly	Ilex cornuta "Dwarf Buford"
Dwarf Wax Myrtle	Myrica pusilia
Dwarf Yaupon Holly	Ilex vomitona "Nana"
Ebbing's Silverberry	Eleagnus ebbengei
False Indigo	Amorpha fruticosa
Foster Holly	Ilex x attenuaa
Fragrant Sumac	Rhus aromactica
Glossy Abelia	Abelia x grandoflora
Hardy Plumbago	Ceratostingma plumbaginoides
Indian Hawthorn	Rhaphiolepios indica
Knockout Rose	Roa "Knockout"
Purple Smoke Tree	Cotinus coggygria 'Royal Purple'
Red Yucca	Hesperaloe parviflora
Rosemary	Rosmarius officinalis
Sacahuista	Nolina texana
St. John's Wort	Hypecum perforatum
St. John's Wort	Hypericum beanii
Texas Sage	Leucophyllum frutescens
	Malvaviscus arboreus var.
Turk's Cap	drummondoni
Waxleaf Ligustrum	Ligustrum japonica "Texana"
Western White	
Honeysuckle	Lonicera albiflora
Yucca	Yucca app.

**Grasses / Ground Cover / Vines**

<b>Common Name</b>	<b>Scientific Name</b>
Asian Jasmine	Trachelosperum asiaticum
Aster	Aster spp.
Bermuda Grass	Cynodon dactylon
Blackfoot Daisy	Melampodium leucanthium
Bracken Fern	Pteridum aquilnum
Buffalo Grass	Bucchloe dactyiodes
Bushy Bluestem	Andropgon Glomeratus
Butterfly Weed	Asclepias tuberosa
Cactus	Opuntia spp.
Coconut Thyme	Thymus pulegioides coccineus
Coneflower	Rudbeckia fulgida
Cross Vine	Bignonia capreojata
Daylilly	Hermerocallis "Hyperion"
Desert Sage	Salvia gregii
Dwarf Fountain Grass	Pennisetum alopecuroides 'HamIn'
Englemann Daisy	Englemannia pinnatifida
Evening Primrose	Oenothera speciosa
Giant Liriope	Lirope gigantea

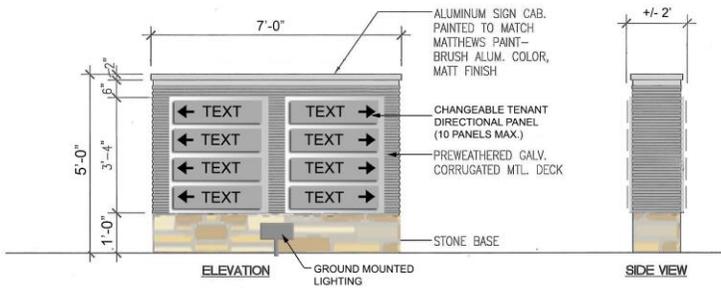
Gray Rush	<i>Juncus effusus</i>
Hameln Grass	<i>Pennisetum alopecuroides</i> "Hemeln"
Inland Sea Oats	<i>Chasmanithuim latifolium</i>
Kentucky Wisteria	<i>Wisteria macrostachya</i>
Lady Banks Rose	<i>Rosa banksiae</i>
Lindheimer's Muly	<i>Muhlenbergia lindheimeri</i>
Little Bluestem Grass	<i>Schizachyrium latifolium</i>
Little Bunny Fountain Grass	<i>Pennistemum alopecuroides</i> "Little Bunny"
Lirope	<i>Lirope muscari</i>
Maiden Grass	<i>Miscanthus sinensis</i> "Gracillimus"
Mexican Feather Grass	<i>Nasella(Stipa) tenuissima</i>
Muhly Grass	<i>Muhienbergia</i> spp.
Orange Wedelia	<i>Wedelia hispida</i>
Prairie Zinnia	<i>Zinnia grandiflora</i>
Purple Cornflower	<i>Echinacea pupurea</i>
Purple Wintercreeper	<i>Euonymous fortunei</i>
Russian Sage	<i>Perovskia atriplicifloia</i>
Sideoats Grama	<i>Bouteova curtipendula</i>
Splitbeard Grass	<i>Andropogon tenarius</i>
Switchgrass	<i>Panicum virgatum</i>
Texas Green Eyes	<i>Berlandiera texana</i>
Texas Sage	<i>Leucophyllum frutescens</i>
Trumpet Honeysuckle Vine	<i>Lonicera sempervirens</i>
Trumpet Vine	<i>Camsis radicans</i>
Turfalfo grass	<i>Bouteloua dactyloides</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
White Sagebrush	<i>Artemesia ludoviciana</i>
Yellow Elder	<i>Tacoma stans</i>

### Diagram 1 – Parking Lot Landscape Islands



### Single Island 90° Parking Example





**DIRECTIONAL SIGN** ( Internal to Site ) 25 sf MAX SIGN AREA

## APPENDIX 2

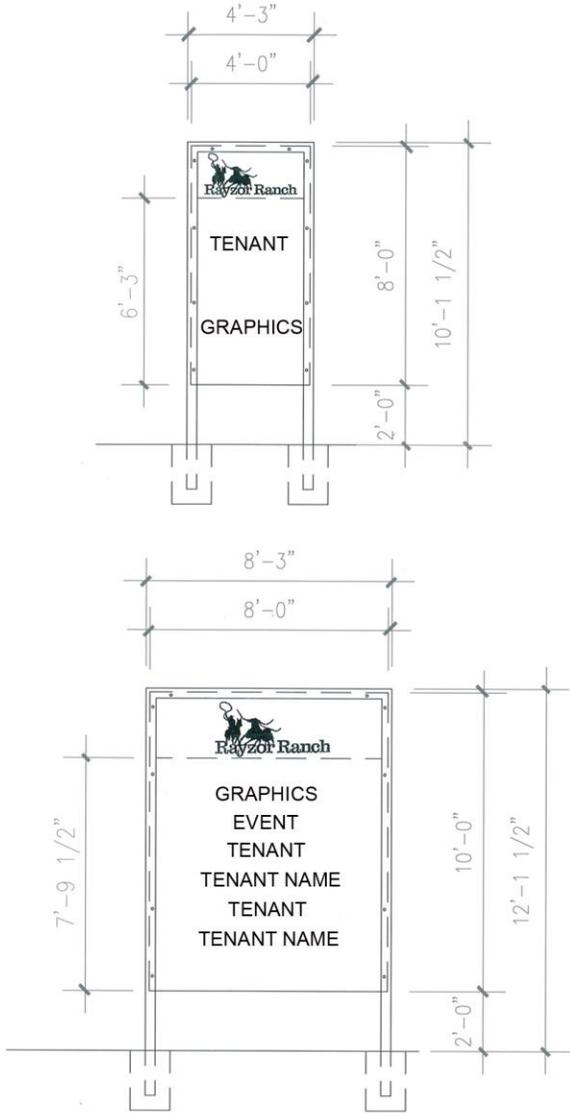
### Blade and Project Banner Sign Examples

All signage examples attached are for illustrative purposes only and to further define size calculations required for various sign types. Examples are not indicative of the final graphics for the Rayzor Ranch Sign District.

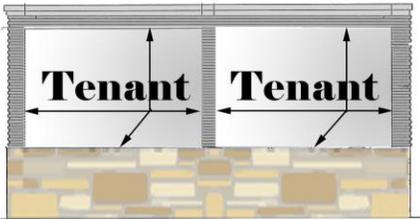


### APPENDIX 3

### Project Announcement Sign Example



### APPENDIX 4 Effective Area Example



EFFECTIVE SIGN AREA



SIGN AREA

## EXHIBIT D-2

### RAYZOR RANCH LANDSCAPE STANDARDS SOUTH MIXED-USE DISTRICT-1 AND SOUTH MIXED-USE DISTRICT-2

#### A. Landscaping

1. Street Trees shall be provided along all public and private streets consistent with the requirements in Subchapter 7.7.7 of the Denton Development Code.
2. All parking lots and areas for vehicle maneuvering or loading must be screened from view from public and private streets by a 10-foot landscape screening buffer. The 10-foot buffer is the area located between the right-of-way and the parking lot. Utility easements are allowed to count towards part of the 10-foot wide right-of-way landscape screening buffer subject to required separation from utilities. The landscape screening buffer shall contain the following items.
  - a. One large tree for every 40 feet or three small accent trees for every 30 feet. If small trees are used, they shall be clustered as appropriate.
  - b. Landscape plantings containing at least one of the following:
    - 1) Xeriscaping landscaping may be planted within the landscape area and shall require water irrigation for a period of 3 years for landscaping to be established. After 3 years, no irrigation is required.
    - 2) A minimum 3 foot high, when mature, continuous row of evergreen shrubs. The shrubs may be grouped and not planted in a continuous row provided that the shrubs overlap to form a continuous buffer.
    - 3) A minimum 3 foot high continuous wall made of any combination of wrought iron, stone, brick, or masonry. If wrought iron is used, vines shall be grown on the wrought iron to help screen the parking lot.
    - 4) A grass or landscaped berm, 3 feet high above the parking pavement surface.
3. A minimum of 7% of the total parking area shall be landscaped.
4. A minimum of 15% of the total parking area shall be covered by tree canopy at maturity.
5. Landscape islands shall be evenly distributed throughout the parking areas at a maximum average spacing of 12 spaces. All landscape islands and endcaps shall be landscaped with sod or groundcover and include one large tree. A linear landscape island between two head-in rows will suffice for this requirement provided that trees are planted in that island at average spacing of 12 spaces.
6. A 10 foot landscape buffer is required along the entire property line abutting a single-family use or district. The buffer shall include a combination of 6 evergreen and deciduous trees and 25 shrubs per 100 linear feet.
7. A minimum of 20% tree canopy at maturity is required.
8. See Appendix A for Plant List.



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** FR24-0006, **Version:** 1

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### **AGENDA CAPTION**

Consider a request by Forestar (USA) Real Estate Group Inc. for a final replat of Hickory Grove, Phase 1A. The 2.655-acre site is generally located just north of West University Drive and west of Thomas J Eagan Road in City of Denton's ETJ Division 1, Denton County, Texas. (FR24-0006, Hickory Grove Phase 1A, Mia Hines).



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**AGENDA INFORMATION SHEET**

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** August 14, 2024

**SUBJECT**

Consider a request by Forestar (USA) Real Estate Group Inc. for a final replat of Hickory Grove, Phase 1A. The 2.655-acre site is generally located just north of West University Drive and west of Thomas J Eagan Road in City of Denton’s ETJ Division 1, Denton County, Texas. (FR24-0006, Hickory Grove Phase 1A, Mia Hines).

**BACKGROUND**

The purpose of this final replat is to facilitate the development of 16 single-family residential lots and one common area to be owned and maintained by the HOA. The property is located within the Legends Ranch Municipal Utility District (MUD), and the full development proposed six phases for the construction of the single-family residential lots. This proposed replat is for a small portion of the first phase of this development, and the purpose of the replat is to adjust the lot lines within Block C to enlarge the area of the of the common area lot.

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 Legends Ranch 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:	July 16, 2024
Planning & Zoning Commission Meeting:	August 14, 2024
Days in Review:	29 Days

This is the first extension request for this replat. 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. Since this plat application was submitted after September 1, 2023 the changes to LGC Chapter 212 are applicable. 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.

A full Staff Analysis of the request is provided in Exhibit 2.

**OPTIONS**

1. Approve as submitted
2. 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 September 11, 2024. **This is the first extension request.** See Staff Analysis (Exhibit 2) for detailed reasons for denial.

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

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
June 28, 2022	City Council	Legends Ranch MUD consent and development agreement	Approved
August 10, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Extension approved
October 26, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Approved
October 11, 2023	Planning & Zoning Commission	Legends Ranch Phase 1A Final Plat (FP23-0026)	Extension Approved
October 25, 2023	Planning & Zoning Commission	Legends Ranch Phase 1A Final Plat (FP23-0026)	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 Replat
5. Extension Request

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

Prepared by:  
Mia Hines, AICP  
Associate Planner

**Planning Staff Analysis**  
**FR24-0006/Hickory Grove Phase 1A**  
**Extraterritorial Jurisdiction (ETJ)**  
**Planning & Zoning Commission**

**REQUEST:**

Approval of a final replat for an approximately 2.655-acre site.

**APPLICANT:**

Kimley Horn & Associates on behalf of Forestar (USA) Real Estate Group, owner.

**RECOMMENDATION:**

Staff recommends denial of the proposed final replat as it does not meet the established approval criteria, as shown in the following table:

**Final Replat Approval Review Criteria**

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p><b>a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.</b>  <b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">Proposed final replat does not meet all general review criteria as outlined below.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.</b>  <b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">The final replat complies with all additional review criteria as noted below.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</b>  <b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">There is no conflict.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>2. Prior Approvals</b>			
<p>The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p> <p><b>Findings:</b></p> <div data-bbox="253 365 1166 445" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>This final replat does not conflict with any prior land use approvals.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b></p> <p>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</p> <p><b>Findings:</b></p> <div data-bbox="253 651 1166 911" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The Comprehensive Plan designates the subject property for Regional Mixed Use. The proposed replat does not conflict with this designation. However, due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1083 1166 1157" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>There are no competing plan goals, policies, or strategies for this site.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1396 1166 1476" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>There is no conflict.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<p><b>4. Compliance with this DDC</b></p>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b>  <b>Findings:</b></p> <div style="border: 1px solid black; padding: 10px;"> <p>The proposed final replat does not comply with all applicable standards of the DDC as noted below:</p> <ol style="list-style-type: none"> <li>1. GW.1.1. Indicate gas well locations for operational and plugged wells on site or on adjacent property, and dimension required revers setbacks, equipment separation distances, and gas well notifications (for residential plats), per Subchapter 6 and 8 of the DDC. For residential lots located within 1,000 feet of a gas well drilling and production site the following notification requirements apply per DDC Section 8.3.5:           <ol style="list-style-type: none"> <li>a. The location of the gas well site(s) that is within 1,000 feet of the property must be shown on the plat</li> <li>b. A note shall be placed on the Plat identifying the Drilling and Production Site(s) and those proposed lots are within 1,000 feet of the Drilling and Production Site (s). Said note shall also include a statement that advises lot purchasers of the existence of the producing wells on the Drilling and Production Site(s), the possibility of new wells that may be drilled and fracture stimulated on the Drilling and Production Site(s), as well as the possibility that gas wells on the Drilling and Production Site(s) may be re-drilled and/or re-fractured stimulated in the future.</li> <li>c. The lot(s) that are within 1,000 feet of the drilling and production site shall be denoted with an asterisk (*) that refers to the note described in section 5.8.2 above. Provide gas well disclosures as required by DDC Section 8.3.5</li> </ol> </li> <li>2. Add the following note to the plat: “A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4. must be met prior to the release of any permits.” (DDC 7.7.4E.7)</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b>  <b>Findings:</b></p> <div style="border: 1px solid black; padding: 10px;"> <p>The final replat was submitted with the level of detail required for staff to review.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>5. Compliance with Other Applicable Regulations</b>			
<p><b>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 373 1162 869" style="border: 1px solid black; padding: 5px;"> <p>The proposed replat does not comply with all city, federal, and state regulations as noted below.</p> <p>The Final Plat does not meet all review criteria, as detailed in the following items as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B:</p> <ol style="list-style-type: none"> <li>1. Revise the lot name labels as the purpose of this plat is to create new lots with new dimensions and they should not have the same lot, block designation as the previous lots (Checklist 3.3).</li> <li>2. Add "R.O.W Right-Of-Way" to legend. (Checklist 3.15)</li> <li>3. Add R.O.W. centerline type to legend. (Checklist 3.15)</li> <li>4. Indicate street name breaks (Flannel Lane-Fitzgerald Street) with a diamond shape in the exhibit (Checklist 3.16)</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>6. Consistent with Interlocal and Development Agreements</b>			
<p><b>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1146 1162 1302" style="border: 1px solid black; padding: 5px;"> <p>The proposed replat is consistent with the development agreement that City Council approved in 2022 as part of the Legends Ranch Municipal Utility District consent consideration.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7. Minimizes Adverse Environmental Impacts</b>			
<p><b>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1570 1162 1680" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			
<p>a. <b>The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</b>  <b>Findings:</b></p> <div data-bbox="253 300 1170 478" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>			
<p>a. <b>The proposed development should not result in significant adverse fiscal impacts on the city.</b>  <b>Findings:</b></p> <div data-bbox="253 705 1170 821" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			
<p>a. <b>As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</b>  <b>Findings:</b></p> <div data-bbox="253 1094 1170 1167" style="border: 1px solid black; padding: 5px;"> <p>The replat complies with all applicable access and utility standards.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>			
<p>a. <b>Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</b>  <b>Findings:</b></p> <div data-bbox="253 1472 1170 1623" style="border: 1px solid black; padding: 5px;"> <p>Adequate road capacity exists to serve the lots created in this replat.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Provides Adequate Public Services and Facilities</b>			
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p><b>Findings:</b></p> <div data-bbox="253 432 1172 548" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Adequate public utilities exist or are being extended as part of the development to serve this property. </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. Rational Phasing Plan</b>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p><b>Findings:</b></p> <div data-bbox="253 821 1172 936" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> This replat is for a portion of Phase 1A. Six phases were proposed as part of the preliminary plat for this development. </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

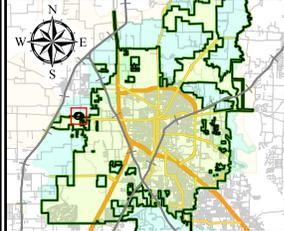
Final Replat Review Applicability Criteria (DDC Section 2.6.7.D)	Applicability		
	Met	Not Met	N/A
<p><b>14. Is consistent with the intent of the underlying zoning districts;</b></p> <div data-bbox="240 1241 1172 1325" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> The subject property is located in the City's ETJ. </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>15. Complies with applicable dimensional and development standards in this DDC;</b></p> <div data-bbox="240 1472 1172 1608" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> The subject property is located in the City's ETJ. </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16. Does not affect a recorded easement without approval from the easement holder;</b></p> <div data-bbox="240 1755 1172 1839" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> No recorded easements are affected by this replat. </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>17. Will not result in adverse impacts to surrounding property;</b></p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>18. Will not limit the city’s ability to provide adequate and sufficient facilities or services; and</b></p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"> <p>The replat will not affect the City’s ability to provide services to the lots created or surrounding properties.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>19. Complies with all other ordinances and plans and regulations adopted by the City, including the Comprehensive Plan and other long-range or special purpose area planning documents.</b></p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"> <p>The final replat complies with the development agreement and preliminary plat approved by the City.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# FR24-0006 Site Location



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



"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative 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."





August 7, 2024

Michelle Reynolds  
City of Denton  
401 N. Elm Street  
Denton, Texas 76201

**Re: *Hickory Grove Phase 1A Final Re-Plat – (FR24-0006)***  
***30-Day Extension Request Letter***  
***Denton, Texas***

Dear Ms. Reynolds:

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

Please contact me at 469-605-2954 or [derek.troeger@kimley-horn.com](mailto:derek.troeger@kimley-horn.com) should you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Derek K. Troeger".

Derek K. Troeger, P.E.



# City of Denton

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

## Legislation Text

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**File #:** PD23-0001b, **Version:** 1

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### **AGENDA CAPTION**

Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, 195 Denton Partners, LLC to rezone approximately 26.151 acres from Residential 2 (R2) zoning district to Overlay Planned Development with Mixed-Use Neighborhood (PD-MN) base zoning district. The subject site is generally south of Corbin Road and 1,066 feet east of I35-W within the City of Denton, Denton County, Texas. (PD23-0001b, Denton 195 Planned Development Overlay, Angie Manglaris) THE APPLICANT IS REQUESTING THIS ITEM BE POSTPONED INDEFINITELY.



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** August 14, 2024

### **SUBJECT**

Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, 195 Denton Partners, LLC to rezone approximately 26.151 acres from Residential 2 (R2) zoning district to Overlay Planned Development with Mixed-Use Neighborhood (PD-MN) base zoning district. The subject site is generally south of Corbin Road and 1,066 feet east of I35-W within the City of Denton, Denton County, Texas. (PD23-0001b, Denton 195 Planned Development Overlay, Angie Manglaris) **THE APPLICANT IS REQUESTING THIS ITEM BE POSTPONED INDEFINITELY.**

### **BACKGROUND**

The applicant, McAdams, on behalf of the property owner, 195 Denton Partners, LLC, is requesting to rezone approximately 26.15 acres from Residential 2 (R2) District, to an Overlay Planned Development with a base zoning district of Mixed-Use Neighborhood (PD-MN). The subject property is part of a larger 195-acre tract of land situated at the southeast corner of I35-W and Corbin Road. According to the applicant, the purpose of the Overlay Planned Development request is to rezone Parcel B of the overall tract to facilitate a multifamily development. The Overlay Planned Development is intended to address concerns brought up during neighborhood meetings for the overall development of the 195-acre parent tract. Specifically, residents expressed concern regarding the development of Parcel B given its proximity to existing residential uses in the region, hence why Parcel B is being considered as a separate zoning case.

A companion zoning application for the remaining 166.1 acres of land has been submitted, and is also on the July 24, 2024, Planning and Zoning Commission agenda (see case Z22-0018).

### **The applicant is requesting this item be postponed indefinitely.**

Staff will re-notice the new public hearing date for the Planning and Zoning Commission in accordance with State Law and the Denton Development Code when the applicant requests to move forward.

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

Prepared by:  
Angie Manglaris, AICP  
Development Review Manager



# City of Denton

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215 E. McKinney St.  
Denton, Texas 76201  
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## Legislation Text

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**File #: Z22-0018b, Version: 1**

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### **AGENDA CAPTION**

Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, 195 Denton Partners, LLC to rezone approximately 166.1 acres from Residential 2 (R2) zoning district to Mixed-Use Neighborhood (MN) zoning district and Public Facilities (PF) zoning district. The subject site is generally located at the southeast corner of I35-W and Corbin Road in the City of Denton, Denton County, Texas. (Z22-0018b, Denton 195, Angie Manglaris) THE APPLICANT IS REQUESTING THIS ITEM BE POSTPONED INDEFINITELY.



# City of Denton

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

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** August 14, 2024

### **SUBJECT**

Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, 195 Denton Partners, LLC to rezone approximately 166.1 acres from Residential 2 (R2) zoning district to Mixed-Use Neighborhood (MN) zoning district and Public Facilities (PF) zoning district. The subject site is generally located at the southeast corner of I35-W and Corbin Road in the City of Denton, Denton County, Texas. (Z22-0018b, Denton 195, Angie Manglaris) **THE APPLICANT IS REQUESTING THIS ITEM BE POSTPONED INDEFINITELY.**

### **BACKGROUND**

The applicant, McAdams, on behalf of the property owner, 195 Denton Partners, LLC, is requesting to rezone approximately 166.1 acres from Residential 2 (R2) District, to a combination of Mixed-Use Neighborhood (MN) and Public Facilities (PF) Districts. The subject property is part of a larger 195-acre tract of land situated at the southeast corner of I35-W and Corbin Road. A companion application for a Planned Development Overlay request (PD23-0001) for the remaining 26.2 acres of land has been submitted, and is also on the August 14, 2024, Planning and Zoning Commission agenda.

### **The applicant is requesting this item be postponed indefinitely.**

Staff will re-notice the new public hearing date for the Planning and Zoning Commission in accordance with State Law and the Denton Development Code when the applicant requests to move forward.

### **EXHIBITS**

1. Agenda Information Sheet

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

Prepared by:  
Angie Manglaris, AICP  
Development Review Manager



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** CA24-0003, **Version:** 1

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### **AGENDA CAPTION**

Hold a public hearing and consider making a recommendation to City Council regarding an ordinance adopting the Design Downtown Denton Plan and amending the Denton 2040 Comprehensive Plan. The Design Downtown Denton Plan has an approximate boundary line of Carroll Boulevard to the west, Eagle Drive to the south, Bell Avenue and Mingo Road to the east, and a northern boundary generally along College Street, Texas Street, Oakland Street and University Drive, encompassing approximately 767 acres in the City of Denton, Denton County, Texas. (CA24-0003, Design Downtown Denton Plan, Cameron Robertson and Sean Jacobson)



## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** August 14, 2024

### **SUBJECT**

Hold a public hearing and consider making a recommendation to City Council regarding an ordinance adopting the Design Downtown Denton Plan and amending the Denton 2040 Comprehensive Plan. The Design Downtown Denton Plan has an approximate boundary line of Carroll Boulevard to the west, Eagle Drive to the south, Bell Avenue and Mingo Road to the east, and a northern boundary generally along College Street, Texas Street, Oakland Street, and University Drive, encompassing approximately 767 acres in the City of Denton, Denton County, Texas. (CA24-0003, Design Downtown Denton Plan, Cameron Robertson and Sean Jacobson)

### **PROPOSED PLAN ADOPTION**

The purpose of the August 14, 2024 public hearing is to present the Design Downtown Denton Plan (the "Plan") and receive a recommendation of approval prior to consideration by City Council on September 17, 2024. Developing the Design Downtown Denton Plan has been a year-long project with active public engagement to identify the community's vision, priorities, recommendations, and actions to implement over the next 15 to 20 years. Since the Joint City Council; Planning and Zoning Commission; and Parks, Recreation, and Beautification Workshop held on December 5, 2023, the project team has developed the plan's implementation elements, which include 23 recommendation actions, a conceptual plan for Quakertown Park and the vacant property on the Square east of the historic County Courthouse, conceptual street cross-sections, and a new conceptual plan for a park in Southern Downtown Denton. The Advisory Group has evaluated the implementation elements, as well as provided input related to other area plan components (i.e. existing conditions, community engagement, vision statement, community priorities), and is supportive of the draft plan as proposed.

This proposed plan will supersede the Denton 2040 Comprehensive Plan goals and recommendations for the Downtown area. **Furthermore, the proposed plan is reflective of the community's desires and the past input of the Design Downtown Denton Advisory Group, City Council, the Planning and Zoning Commission, and the Parks, Recreation and Beautification Board. Below is a summary of the steps taken to formulate the plan throughout the duration of this project.**

### **BACKGROUND**

On March 22, 2022, City Council adopted an ordinance that approved an update to the City's Comprehensive Plan (Denton 2040 Comprehensive Plan). Throughout the Planning and Zoning Commission and City Council work session presentations related to the update, area plans were discussed as a solution to address local challenges and were identified as one of the Commission's and Council's implementation priorities. Elected and appointed leaders, as well as staff, agreed that further in-depth analysis was needed to better refine the vision for targeted/specific areas and plan for future needs. Area

plans allow for a more detailed analysis of a given area within the framework of the Denton 2040 Comprehensive Plan. These types of plans provide the ability to address more refined and specific planning and development challenges, as well as enhance potential opportunities, at a scale more specific to a given area. Area plans also provide an opportunity for community members and stakeholders to create a shared vision, influence city land use and development decisions, prioritize capital investments, and establish programs which benefit the community. They are intended to be functional documents which provide both community goals and detailed implementation actions.

Per City Council's direction, staff initiated the Design Downtown Denton Plan study which kicked off in July 2023. Respecting the boundary established by the Southeast Denton Area Plan public outreach and consensus-building, an area for Downtown Denton, that includes approximately 767 acres, was selected, generally bounded by Carroll Boulevard to the west, Eagle Drive to the south, Bell Avenue and Mingo Road to the east, and a northern boundary generally along College Street, Texas Street, Oakland Street, and University Drive. The Design Downtown Denton project team coordinated with the Southeast Denton Area Plan project team to ensure Bell Avenue (the seam between Downtown and Southeast Denton) was planned comprehensively to support and connect both areas.

### **GOALS OF THE DESIGN DOWNTOWN DENTON PLAN**

The goal of the Design Downtown Denton Plan is to update the vision for the study area, including Quakertown Park, as well as set clear policy direction and supporting implementation actions for how Downtown should develop and evolve over time, including identifying key catalyst projects.

The main reason for the Design Downtown Denton plan is to build on the successes of Downtown over the past decade and to create a comprehensive, actionable strategy for economic development, mobility, parks and open spaces, small business development, historic preservation, and future infill development that builds upon and leverages the area's key unique assets. These unique assets, which would be difficult or impossible to replicate elsewhere in the City include walkable block patterns, a strong core of small local businesses, and historic structures.

The key goals to address as part of the Design Downtown Denton process have been to:

- Confirm if the vision and goals established for Downtown in 2002 are still relevant today and for the near future;
- Evaluate if the Downtown boundary should be expanded in size to maximize future opportunities;
- Set clear policy direction and supporting implementation actions that will continue the economic growth of Downtown, enhance the pedestrian experience, and preserve the character of the Downtown; and
- Identify additional open space, increase housing choices, enhance mobility connectivity and balance development while protecting existing neighborhoods and historic resources.

The primary purpose of updating the 2002 Downtown Denton Plan is to ensure that it remains relevant and effective in addressing the evolving needs and challenges of the community. Regular updates provide an opportunity to integrate new data and address emerging challenges, ensuring that Downtown Denton continues to thrive and that recommended actions are appropriate for the future of Downtown.

To be useful, the Design Downtown Denton Plan follows a framework which builds upon information gathered from public engagement and the existing conditions to determine the community's desired outcomes and priorities. From there, four overarching recommendations to achieve the community's priorities were formulated. Finally, implementation steps further break down the overarching recommendations into achievable, measurable steps. It is important to note that each of the implementation steps (action items) relates to one of the four overarching recommendations and helps to accomplish one or more of the community priorities.

## **PUBLIC ENGAGEMENT**

A key component of any area plan is public engagement, obtaining input and feedback from the Denton community, in order to determine not only what aspects of a project’s study area are most important to them as stakeholders, but also how the stakeholders would like the study area to be 15 to 20 years from now. Over the last year, there was a variety of public engagement events that occurred for the Design Downtown Denton Plan. Below is a list of those events and approximate number of participants per public engagement event:

<b>Date</b>	<b>Public Engagement</b>	<b>Description</b>	<b>Action</b>
July 19, 20, and 27, 2023	Stakeholder Interviews	Conducted one-on-one interviews with Downtown stakeholders - including residents, business and property owners, and community leaders.	Hosted interviews with approximately 30 stakeholders; 13 in-person.
September 1-October 30	Downtown Business Survey	Gathered feedback from Downtown business owners via detailed surveys.	Distributed surveys both door-to-door and via email; received 62 survey responses either in person or via email.
September 9, 2023	Arts & Autos Pop-up Event	Collected community input on what they “Love” and “Need” in Downtown.	Hosted feedback table at event; 70+ residents gave responses (in-person)
September 14, 2023	Advisory Group Meeting #1	Presented project overview, previewed key aspects of the “Case for Action” for Downtown, and held a visioning discussion with the Advisory Group.	Advisory Group members reviewed the presentation and discussed Downtown opportunities, challenges to address, potential “big idea” projects, and what they most want to see in the plan.
September 15, 2023	Parking Day Pop-up Event	Collected community concerns and ideas on a map of Downtown and gathered responses as to what residents “Love” and “Need” in Downtown.	Hosted feedback table at event; 60+ residents gave responses (in-person)
September 16-17, 2023	Blues Fest Pop-up Event	Collected community input through an engagement map, and on what residents “Love” and “Need” in Downtown.	Hosted feedback table at event; 120+ residents gave responses (in-person)
September 13-October 30, 2023	Community Map and Online Survey	Gathered input from residents through the	Survey available for 6+ weeks; 2,000+ site

		plan’s engagement website. Distributed branded coasters with QR codes leading to the engagement website at Downtown bars and restaurants to increase engagement. Residents provided feedback via an interactive map of Downtown and a two-question survey on Downtown “Needs” and “Loves.”	visitors, 615 responses received
October 7, 2023	Quakertown Park Visioning Workshop at Jazz Fest	Conducted workshop to begin identifying preferred vision of Quakertown Park features and designs.	Conducted Workshop; 200+ attendees participated in various park visioning activities, including completing 73 surveys (in-person).
October 12 and 19, 2023	Twilight Tunes	Gathered input from residents on the engagement map and provided attendees with information about the engagement website and how to share their thoughts and ideas.	Hosted feedback table at October 12, 2023 event; passed out project cards with QR codes and initiated discussion with attendees at October 19, 2023 event; less than 10 responses (in-person).
November 16, 2023	Advisory Group Meeting #2	Shared the results of the public engagement conducted during the summer and fall and were introduced to the draft Case for Action. The Advisory group also received a report on the draft project Vision statement, Community Priorities, and December 4th Visioning Workshop activities.	Held meeting and received feedback. The Advisory Group provided edits and direction on the plan’s Vision and Community Priority statements, guiding information to be presented at the December 5 <sup>th</sup> Joint Workshop.
December 4, 2023	Design Downtown Denton Visioning Workshop	Workshop conducted to confirm the vision for Downtown and Quakertown Park.	Held workshop and received feedback; approximately 60 attendees (residents,

			students, property and business owners) participated and gave feedback on proposed Community Priorities and Quakertown Park Amenities.
December 18, 2023 - January 15, 2024	Community Priority Rankings and Quakertown Park Amenities Survey	Gathered input from residents through the plan's engagement website. Residents provided feedback via online activities, including a Community Priorities ranking activity, and a Quakertown Park amenity design styles activity.	Survey available for 4 weeks; 300+ site visitors; over 100 responses received for Community Priority rankings and approximately 20 responses received for the Quakertown Park amenities activity.
January 25-29, 2024	Denton Black Film Festival Advertising	Advertised a Downtown Plan survey throughout the festival, including with digital advertising that played between films, posters at event locations, and handouts for attendees.	Advertised at the event for five days, during which time thousands of attendees had the opportunity to learn about the Downtown Plan survey through multiple media styles.
April 9, 2024	<a href="#">Quakertown Descendants</a> Focus Group Meeting #1	Met with a core group of descendants to clarify monument design, tone, and relationship to the existing Quakertown Park space.	Provided feedback regarding the visibility of a monument from Bell Avenue/McKinney Street and the emotions it should evoke; docent-led and self-directed tours; and an interior exhibition space. Approximately 5-8 descendants.
April 16, 2024	Advisory Group Meeting #3	Presented proposed catalyst projects and the draft Downtown Plan recommendations and received feedback.	Held meeting and received feedback, which was overall supportive of draft recommendations.
April 16, 2024	Quakertown Descendants Focus Group Meeting #2	Gather additional feedback from the descendants and discuss preliminary aspects of monument design.	Similar feedback to that provided at the April 9, 2024 meeting; approximately 5-8 descendants,

			including new individuals not present at the April 9, 2024 meeting.
April 17, 2024	Quakertown Descendants Focus Group Meeting #3	Gather additional feedback from the descendants and discuss preliminary aspects of monument design.	Continued discussion of desired design elements, tone, and relationship to the park in line with past discussion; approximately 8-9 descendants, including new individuals not present at the April 9 or 16 meetings.
April 17, 2024	Denton Woman's Club Focus Group Meeting	Met with members of the Denton Woman's Club to gather feedback regarding upgrades to Quakertown Park, concerns around the Club's 100-year lease from the City nearing its end and increasing maintenance needs.	Received feedback regarding the shared parking lot and concerns regarding the lease and future maintenance; approximately 10 Club members.
April 17, 2024	Quakertown Park Design Workshop	Presented two draft concept plans for the new Quakertown Park design. Attendees reviewed boards showing park concept plans, monumentation examples, prior community feedback, and overall Downtown Denton recommendations.	Held workshop; approximately 20 residents attended, discussed the concepts, and gave feedback on the boards presented.
April 20, 2024	Redbud Festival Pop-up Event	Boards showing two draft concept plans for the new Quakertown Park design were posted at the Planning Division's booth throughout the event.	Festival attendees could review the concept plans, ask questions, and give feedback via post-it; number of responses is not available.
April 22, 2024	Southeast Denton Neighborhood Association (SEDNA) Meeting	Passed out a survey instrument to gather input from SEDNA residents regarding their visions for a monument at Quakertown Park.	12 survey responses (in-line with Focus Group feedback); approximately 35 individuals in attendance.
April 24-28, 2024	Thin Line Fest Advertising	Advertised the Feedback Finale event throughout	Advertised at the event for five days,

		the festival, including with digital advertising that played between films and a sign and handouts in the Campus Theatre foyer.	during which time attendees had the opportunity to learn about the Downtown Plan survey through multiple mediums.
May 9, 2024	Design Downtown Denton: The Feedback Finale	Presented “Day in the Life” video to help attendees envision the future of Downtown. Boards showed draft plan recommendations with maps for review and discussion. Budgeting activity enabled residents to indicate their implementation priorities.	Gave presentation, answered resident questions about recommendations, and conducted implementation budgeting exercise; approximately 65 attendees.
May 17, 2024	Imagine the Possibilities Tour Presentation	Staff presented the proposed recommendations for the Southeast Denton Area Plan and the Design Downtown Denton Plan, followed by tours of those vacant, historic, available, and/or recently renovated buildings in Downtown.	Approximately 38 individuals participated, comprised of investors, real estate agents, developers, and councilmembers.
May 9-27, 2024	Recommended Actions Budget Activity	Gathered input from residents through the plan’s engagement website. Residents indicated their implementation priorities through an interactive activity that allowed them to allocate budget dollars toward the Design Downtown Denton Plan recommendations they wanted implemented in the first 5-years of the plan’s adoption.	Online budget activity available for 2+ weeks; 225 individuals participated in the activity.

The findings from the engagement efforts were presented to the Design Downtown Denton Plan Advisory Group for feedback and validation at their September 14, 2023, November 16, 2023, and April 16, 2024 meetings and coalesced into the following four overarching policy recommendations:

- Better utilize Downtown’s streetscape;
- Build a network of improved public spaces;
- Target development to build on Downtown’s character and assets; and

- Promote Downtown’s nightlife, music, events, history, and art.

The results and themes from these community engagement efforts, combined with the existing conditions analysis, create a foundation for the key plan elements, which are discussed in the paragraphs below: vision statement, community priorities, recommended actions, and implementation goals, and strategies.

## **VISION STATEMENT AND COMMUNITY PRIORITIES**

During Phase 2: Envision, the project team synthesized information gathered from public engagement to create a list of community priorities, breaking each priority area down further into specific actions to help guide final recommendations. An additional crucial step in Phase 2 was setting an overall vision for Downtown Denton to steer the Design Downtown Denton Plan and its proposed actions towards the desired future of Downtown Denton.

Based on community engagement, existing conditions research, and conversation, on November 16, 2023, the Design Downtown Denton Plan Advisory Group recommended the following draft vision statement and community priorities:

### **Vision Statement**

**"Design Downtown Denton to be a more walkable, beautiful, and fun destination for shopping, working, learning, and recreation that also serves as a hub of opportunity, welcoming all Dentonites. Cultivate a vibrant and diverse residential community. Preserve and expand the distinctive local businesses, foster a strong sense of community, and safeguard the historic and artistic character while promoting growth and development."**

### **Community Priorities**

#### **• Arts, Entertainment and Events**

- AE1: Create a marketing brand for the Downtown area and use that brand to tie Downtown to the surrounding community.
- AE2: Encourage and promote public art and music initiatives and festivals.
- AE3: Build on current successes by adding new activities and events, especially for children and families.
- AE4: Support the addition of interactive art, music, sculptures, and lighting to create engaging spaces.
- AE5: Explore the addition and improvement of a variety of music and art venues, stages, and theaters.

#### **• Bike and Pedestrian Safety and Mobility (BP)**

- BP1: Enhance walkability by improving our streetscapes, including sidewalks, lighting, landscaping, and crosswalks.
- BP2: Implement safety measures at dangerous intersections.
- BP3: Connect key areas, including the universities, the Square and the transit center through public realm improvements and infill development and through a common Downtown brand.
- BP4: Promote a safer environment for cyclists by expanding protected bike lanes, bike parking, and trails.
- BP5: Regularly close side streets for public events and community gatherings.

#### **• Culture (C)**

- C1: Foster increased diversity and inclusion through the acknowledgment of history and increased opportunities for all Dentonites.
- C2: Protect/continue to embody what people love most about the feel of Denton: community pride, welcoming atmosphere, and historic scale.
- C3: Celebrate and connect Downtown to Denton’s colleges and universities.

- C4: Highlight the Downtown culture within the broader Denton community and county.
- **Housing Development (H)**
  - H1: Address rising rents and housing affordability through increased housing supply, mixed-use developments, and more residential options to foster a vibrant local community.
  - H2: Provide more housing options Downtown, establishing a variety of housing stock that will appeal to many different residents' needs.
- **Parks and Public Space (PS)**
  - PS1: Create a network of green spaces and public parks with amenities such as community gardens, picnic areas and kids play areas.
  - PS2: Add more trees and landscaping in public spaces to provide shade and improve aesthetics.
  - PS3: Build outdoor amenities like public seating, restrooms, water fountains, and more.
  - PS4: Find ways to activate underutilized areas, such as alleys, vacant properties, and sidewalks.
  - PS5: Preserve the view corridors and viewsheds of Downtown including the Courthouse-on-the-Square and the Morrison Milling silos and sign.
- **Retail and Commercial Development (RC)**
  - RC1: Invest in areas around the Square to improve business and housing variety, public safety, and overall aesthetics.
  - RC2: Improve public space to encourage foot traffic and inspire building upkeep.
  - RC3: Emphasize the historical significance and preservation of historical assets within the Downtown area, including expanding local, state, and national designations.
  - RC4: Promote and protect the local business community, including those businesses beyond the Square.
  - RC5: Fill empty storefronts and vacant lots with unique local shops and food and beverage options.
- **Safety (S)**
  - S1: Improve perception of safety by partnering with service providers to address homelessness concerns and needs.
  - S2: Design streets with infrastructure to enable street closures and to support outdoor events.
  - S3: Define key pedestrian corridors and improve their streetscapes, shade canopy and lighting.
  - S4: Improve maintenance and cleanliness on sidewalks.
- **Traffic and Transit (TT)**
  - TT1: Improve roadway safety for motorists, pedestrians, and bicyclists by implementing traffic closures on certain streets and during events, as well as exploring road rightsizing and traffic calming initiatives.
  - TT2: Improve parking availability and management by upgrading lots with trees and landscaping, adding wayfinding signage to and from parking to destinations, using paid parking as a management tool, and considering the construction of a public parking garage in the Downtown area.
  - TT3: Enhance accessibility to Downtown and reduce parking demand by expanding and improving bus and bike routes to the transit center and other key destinations.

On December 5, 2023, at the Joint Workshop between the Planning and Zoning Commission; Parks, Recreation, and Beautification Board; and City Council the vision statement and community priorities were approved as the guiding principles and areas of importance for the Plan.

## **DRAFT RECOMMENDATIONS**

On April 16, 2024, the project team presented the four overarching recommendations and related recommended actions, outlined below, to the Advisory Group for feedback, validation, and adjustments. These recommendations were built by breaking down the community priorities into tangible actions. The recommendations were updated based on the Advisory Group’s feedback and presented to the public at The Feedback Finale on May 9, 2024. The majority of community members who reviewed the recommendations were in support.

- **Recommendation 1: Better Utilize Downtown’s Streetscape.** Improving the use of Downtown Denton’s streets is essential for fostering a safer, more inclusive, and lively city core. The Plan emphasizes the transformation of street space to prioritize pedestrian experiences. The introduction of ‘Denton Chill Streets’ is a novel approach aimed at improving comfort and environmental resilience by optimizing shade and walkability. The Plan advocates for improving links to vital destinations, thereby bolstering economic growth and encouraging eco-friendly transport options. Collectively, these initiatives are designed to cultivate a welcoming atmosphere for all modes of travel, thereby elevating the livability of Downtown Denton. The recommended actions below support the community priorities related to Bike and Pedestrian Safety and Mobility, and Traffic and Transit (as explained in the Community Priorities portion of this report).
  - **1A: Rightsizing and 4/3 Conversions**
  - **1B: Pedestrian Priority Routes and Denton Chill Streets**
  - **1C: Improve Bike Connections**
  - **1D: Improve Transit**
  
- **Recommendation 2: Build a Network of Improved Public Spaces.** The revitalization of Downtown Denton’s public spaces is pivotal for enriching residents’ lives and stimulating economic prosperity. The Plan emphasizes transforming new and existing parks and public spaces into dynamic hubs that bolster social engagement, wellness, and cultural activities. The strategy includes leveraging these enhancements to draw visitors, enhancing the local economy and prioritizes environmental stewardship. A key element of this vision is the redesign of Quakertown Park, acknowledging its layered history as a Freedmen’s Town and its evolution into a City park. This plan seeks to honor the park’s heritage while adapting it for contemporary community use. These enhancements are not just for recreation and aesthetics but are integral to the collective health and prosperity of Denton. The recommended actions below support the community priorities related to Arts, Entertainment and Events; Bike and Pedestrian Safety and Mobility; Culture; Parks and Public Spaces; Retail and Commercial Development; Safety; and Traffic and Transit.
  - **2A: Quakertown Park Master Plan**
  - **2B: Activate Vacant Lots**
  - **2C: Utilization of Alleys**
  - **2D: Utilization of Underutilized Streets**
  - **2E: Create a New Park in Southern Downtown**
  - **2F: Improvements to the County’s Historic Park**
  - **2G: Develop Public Art Plan**
  
- **Recommendation 3: Target Development to Build on Downtown’s Character and Assets.** Emphasizing development is pivotal for ensuring Downtown Denton grows with the City while also preserving its distinctive character and assets. The updated approach focuses on fostering a vibrant community by introducing a mix of housing options that cater to various demographics, thereby promoting Downtown living and economic prosperity. The Plan underscores the importance of preserving Denton’s historic charm through strategic infill and civic investments, while also expanding open spaces for public enjoyment. Affordability remains a key concern, with actions aimed at ensuring housing accessibility for a diverse population. The preservation of historic sites is strengthened, and design guidelines are refined to ensure new developments complement

Denton’s architectural heritage. These measures are designed to bolster Downtown Denton’s appeal as a place to live, work, and visit, contributing to its sustainable growth and preserving its historical and cultural legacy. The recommended actions below support the community priorities related to Arts, Entertainment and Events; Bike and Pedestrian Safety and Mobility; Culture; Housing Development; Parks and Public Spaces; Retail and Commercial Development; Safety; and Traffic and Transit.

- **3A: Develop Southern Downtown**
  - **3B: Encourage Downtown Living**
  - **3C: Strengthen Historic Preservation Opportunities**
  - **3D: Public Realm Design Guidelines and Zoning**
  - **3E: Explore Opportunities for Specific Programming**
- **Recommendation 4: Promote Downtown’s Nightlife, Music, Events, History, and Art.** Promoting Downtown Denton’s unique nightlife, music, events, history, and artistic assets is essential for the City’s cultural and economic vitality. The updated Plan emphasizes the importance of supportive policies and regulations to foster a vibrant entertainment environment that attracts talent, investment, and visitors. The City’s music and nightlife are key to its allure, drawing patrons and bolstering local commerce. Establishing music venues, bars, and events enrich the cultural fabric, making Downtown an appealing hub for both locals and tourists. By leveraging economic development tools, the city can encourage entrepreneurship and economic stability. Additionally, celebrating Denton’s historical and artistic heritage through various initiatives can strengthen community bonds and pride. These efforts will maintain Downtown Denton’s reputation for cultural offerings and energetic ambiance. Concentrating on these elements, the City aims to craft an unparalleled and unforgettable experience for all. The recommended actions below support the community priorities related to Arts, Entertainment and Events; Bike and Pedestrian Safety and Mobility; Culture; Parks and Public Spaces; Retail and Commercial Development; Safety; and Traffic and Transit.
    - **4A: Support music and nightlife**
    - **4B: Develop a Performing Arts Center**
    - **4C: Expand Programs to Support Small Businesses**
    - **4D: Expand on Downtown Events**
    - **4E: Expand on Economic Development Tools**
    - **4F: Establish a Downtown Brand**
    - **4G: Establish a Public Improvement District**

## **IMPLEMENTATION ELEMENTS**

On April 16, 2024, the project team presented Design Downtown Denton Plan recommendations to the Advisory Group for feedback and validation. The Advisory Group reviewed the material in detail and provided comments. The Advisory Group’s comments and suggestions were incorporated into the recommendations, which were then presented at The Feedback Finale on May 9, 2024 to the public. The additional public comment was gathered and incorporated into the final draft of the plan, further supporting the recommendations reviewed by the Advisory Group. Ultimately, the implementation elements summarized below were all endorsed by the Advisory Group:

- **Conceptual Plans:**
  - **Street Sections** – Over the last year, the public engagement has revealed that the community desires streets that are well-designed to accommodate all ages and a variety of transportation modes. Safety (particularly at intersections and on narrow sidewalks) and connectivity were a top priority for many residents and stakeholders; therefore, the Plan has reimagined several streets in Downtown with those priorities in mind. The street concepts repurpose existing street rights-of-way where possible, while achieving the vehicular travel lanes and multimodal elements desired by the community. The concepts also depict the overall goal for the street design for a majority of the street length, while recognizing there may be some

engineering design concessions which have to be made due to existing constraints within the existing built environment. Historic areas of any community often present challenges for mobility planning—existing right-of-way widths can be narrow and the community’s travel patterns are well established. Therefore, it is critical that before street design begins, the City work with residents to ensure that the final design meets the needs of those who are most affected. Lastly, the street designs proposed are generally consistent with the 2022 Mobility Plan direction to provide complete streets, thereby taking into account the various transportation modes desired by the community.

- **Quakertown Park** – At 32 acres, the vast greenspace that is Quakertown Park is a distinctive and unique component of Downtown Denton. Historically a Freedman’s Town, before being converted to a City park and later containing O’Neil Ford-designed civic structures and landscapes, Quakertown Park holds layers of history and story within its pastoral landscape. The proposed upgrades to the park intend to continue to support a variety of community events, civic spaces, and day-to-day activities. However, based on community engagement, the plan intends to reveal, provide education about, and memorialize the park’s history, while putting in place the structures and infrastructure needed to provide the next generation of park services. The four key goals of the plan for Quakertown Park are: 1) recognize the past, 2) re-establish natural waterways, 3) reconnect to Downtown, and 4) reflect Downtown today.
- **Vacant Property on the Square** – Over the last year, the public engagement has revealed that the Denton community desires that the vacant property on the Square be opened for active and passive public use. Therefore, the Plan has reimagined the vacant parcel with those priorities in mind. The vacant lot on the Square has the potential to enhance the downtown public realm and connect the Square to other active areas in Downtown such as Austin Street. Activating this parcel offers opportunities to enhance the public park and open space network, combat extreme temperatures through additional greenspace, and increase economic opportunity within Downtown through activation space. Initial low-cost improvements such as trees, planters, and benches will enhance comfort, and the property will provide the opportunity to provide an ADA-compliant entrance and exit to the Square from the east side of Downtown.
- **New Park in Southern Downtown** – With the completion of Phases 1 and 2 of PEC-4 in 2022, more than 20 acres of land south of the Square were removed from the floodplain, opening up the opportunity for redevelopment in the area. Throughout the past year of public engagement, much of the community feedback has centered on the creation of more public greenspace, informal performance areas, and family-friendly play areas. A centralized green space in Southern Downtown can serve as an anchor to catalyze proposed development and economic opportunities, and meet those interests voiced by the Denton community. By dedicating a large central open space as a community park and incorporating a range of activities and amenities, the Southern Downtown redevelopment area can become a vibrant and inclusive destination, fostering community connections. Activating the park’s edges, repurposing historic buildings, ensuring safe access, and creating a comfortable microclimate will all contribute to a dynamic and welcoming urban park that serves the community year-round.

## BOARDS AND COMMISSIONS MEETINGS

With the endorsement of the implementation elements by the Advisory Group, the project team visited boards and commissions to provide an overview of the conceptual plans, along with the 23 recommendation actions, providing board and commission members the opportunity to and offer feedback and ask questions regarding the Plan.

July 24, 2024	Tax Increment Reinvestment Zone No. 1 (TIRZ #1) Board Meeting	Presented an overview of the Downtown Plan to the members of the TIRZ #1 Board.	TIRZ #1 Board members (Downtown business and/or property owners, and
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			a councilmember) received a presentation previewing the Downtown Plan and asked questions.
August 5, 2024	Parks, Recreation and Beautification Board Meeting	Presented an overview of the Downtown Plan, with a focus on the Quakertown Park Concept Plan, to the members of the Parks Board.	Meeting cancelled due to lack of quorum
August 12, 2024	Historic Landmark Commission	Presented an overview of the Downtown Denton Plan, with a focus on the Quakertown Park Concept Plan and historic preservation recommendations, to the members of the board.	Results of this meeting will be communicated at the Planning and Zoning Commission meeting.

**NEXT STEPS**

Presuming a recommendation is received from the Planning and Zoning Commission, then City Council will conduct their respective public hearing and take action on the Design Downtown Denton Plan on September 17, 2024. Staff has republished the required legal notices accordingly.

**OPTIONS**

1. Recommend approval
2. Recommend approval with conditions
3. Recommend denial
4. Postpone Item

**RECOMMENDATION**

Staff recommends **approval** of the Design Downtown Denton Plan, an amendment to the Denton 2040 Comprehensive Plan, as presented.

**EXHIBITS**

1. Agenda Information Sheet
2. Draft Design Downtown Denton Plan
3. [Design Downtown Denton “A Day-in-the-Life” Video](#)
4. Draft Ordinance

Respectfully submitted:  
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Deputy Director of Development Services/  
Planning Director

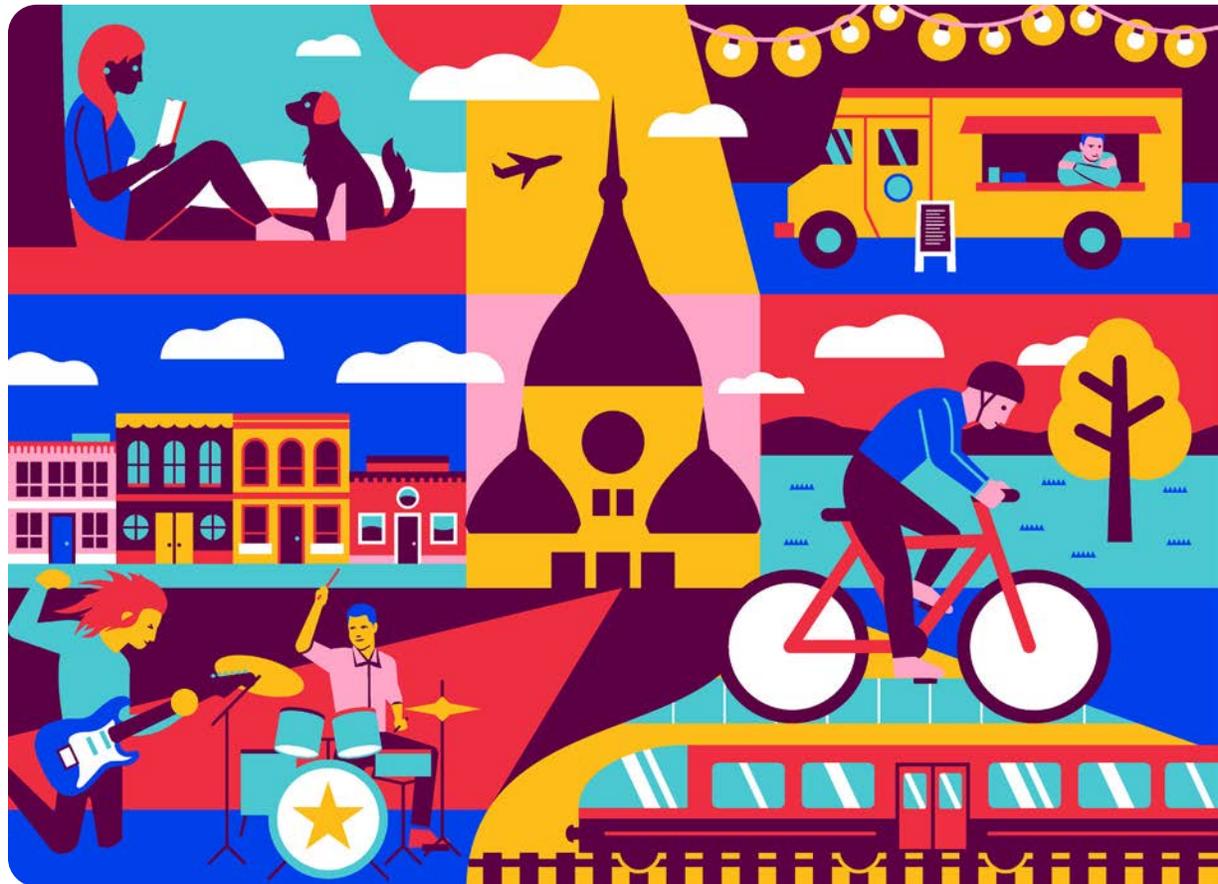
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# DESIGN DOWNTOWN DENTON

**Final Report**  
August 6, 2024 Version



**mend collaborative**

# Acknowledgements

Design Downtown Denton represents the vision and efforts of hundreds of passionate residents, business owners, developers, city staff, and city officials. In conversation with all of these groups, you see love for Denton and a desire to see Downtown continue to grow as a welcoming environment full of entertainment and prosperity for current and future Dentonites. The team learned much from our dedicated stakeholders and wanted to extend a heartfelt **THANK YOU** to everyone who contributed to this plan!



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*This group of residents and stakeholders supported the project by coming to regular meetings and giving us great feedback. Thank you!*

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**Molly Carter**

**Pastor Don Lee**

**Peggy Riddle**

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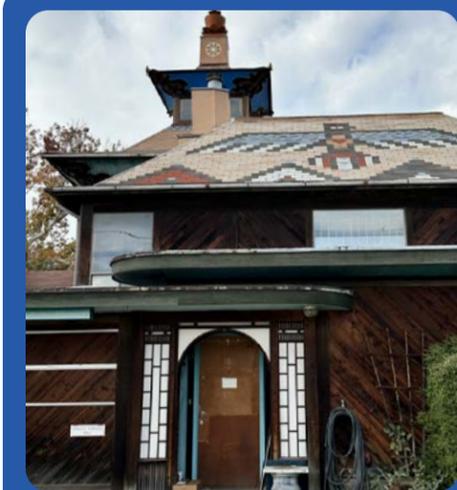
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# Executive Summary



Denton Square District

## Overview

*Design Downtown Denton is a strategic blueprint for the next decade aimed at enhancing the vitality and character of Downtown Denton. This plan addresses key areas such as parks, housing, mobility, and historic preservation. Developed over a year with extensive community input, it provides a comprehensive guide for decision-making and resource allocation, ensuring that Denton's downtown remains vibrant, resilient, and responsive to the needs of its residents and businesses.*

### Why Plan?

The primary purpose of updating the plan for Downtown Denton is to ensure that it remains relevant and effective in addressing the evolving needs and challenges of the community. This update, conducted every ten to fifteen years, allows the city to adapt to growth, incorporate new demographic, economic, and environmental data, and engage the community in shaping the future of their city. Denton has experienced significant growth, and the updated plan reflects current and future demands. Regular updates provide an opportunity to integrate new data and address emerging challenges, ensuring that Downtown Denton continues to thrive.

### How will the plan be used?

The Design Downtown Denton plan is used by city officials, developers, businesses, and residents as a comprehensive guide for decision-making and development. It provides a policy and regulatory framework to support desired growth and development, outlines actionable strategies to achieve the goals of the plan, and engages the community in ongoing and future projects. The plan also helps prioritize investments and allocate resources effectively to maximize impact and benefits for the community. By updating the plan every ten years, Denton ensures that its downtown remains vibrant, resilient, and responsive to the needs of its residents and businesses.

## Project Schedule

The plan was developed over a year in four phases: Understand, Envision, Act, and Adopt. Each phase built upon the previous one, starting with understanding the current conditions and community needs, envisioning strategies for improvement, acting on refining these strategies, and finally, seeking official adoption by government bodies. This structured approach ensured that the plan was comprehensive, data-driven, and reflective of community input.



### Understand

June - Sept 2023

*Goal: Understand key issues, challenges, and previous plans affecting the study area.*



### Envision

Sept 2023- Feb 2024

*Goal: Create a vision and community priorities based on community feedback that guide approaches to recommendations.*



### Act

Feb 2024 - May 2024

*Goal: Document a clear path to implementation.*



### Adopt

June 2024 - Aug 2024

*Goal: Facilitate adoption by relevant regulatory bodies.*



## Community Engagement

The primary goal of our community engagement was to create a collaborative environment where residents, business owners, and city officials could share their vision for Downtown Denton's future. Our inclusive and iterative process ensured every voice was heard. We used a variety of online and in person activities to:

- **Understand the Community:** Gather insights through surveys, workshops, and direct conversations to grasp the unique needs and desires of Dentonites.
- **Envision Together:** Develop and refine strategies that align with the community's aspirations for a vibrant, inclusive, and prosperous downtown.
- **Act Collaboratively:** Prioritize and detail actionable steps, working closely with stakeholders to ensure the feasibility and community support for each initiative.
- **Adopt and Implement:** Present the plan to governing bodies, revising as needed to reflect the community's feedback, leading to official adoption and execution.



Our period of dialoguing with the public included fun and engaging pop-up events that allowed us to hear from a wider variety of people.

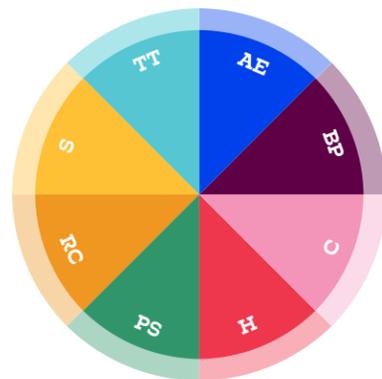
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**Design Downtown Denton to be a more walkable, beautiful, and fun destination for shopping, working, learning, and recreation that also serves as a hub of opportunity, welcoming all Dentonites. Cultivate a vibrant and diverse residential community. Preserve and expand the distinctive local businesses, foster a strong sense of community, and safeguard the historic and artistic character while promoting growth and development.**

## Community Priorities

Based on analysis of conversations with community members a vision statement and community priorities were developed. Throughout the plan, these priorities are represented by a pie. Each recommendation fulfills at least one of these priorities:



- **Arts, Entertainment, and Events:** Enhance public art, music initiatives, and festivals to enrich the downtown area's cultural scene.
- **Bike and Pedestrian Mobility:** Improve walkability and bike safety through better streetscapes and connected routes.
- **Culture:** Promote diversity and inclusion by acknowledging history, celebrating local culture, and connecting Downtown to Denton's colleges and universities.
- **Housing Development:** Address rising rents and housing affordability by increasing housing supply, mixed-use developments, and various residential options to foster a vibrant community.
- **Parks and Public Spaces:** Create a network of green spaces with amenities like gardens and play areas, and add more trees and landscaping.
- **Retail and Commercial Development:** Invest in local businesses, increase housing options, and preserve historic landmarks to boost economic growth.
- **Safety:** Improve the perception of safety by addressing homelessness concerns, designing streets to support outdoor events, defining key pedestrian corridors, and enhancing sidewalk maintenance
- **Traffic and Transit:** Improve roadway safety, enhance parking availability and management, and expand bus and bike routes to reduce parking demand and improve downtown accessibility.

## Recommendations

*In response to the extensive community input and collaboration among local stakeholders, Design Downtown Denton proposes a forward-thinking vision for revitalizing Downtown Denton. The plan emphasizes enhanced walkability, improved public spaces, and sustainable development that preserves the area's unique character. The following recommendations were informed by thorough stakeholder engagement, feasibility assessments, and best practices research, aimed at maximizing Downtown's potential while addressing current challenges. The recommendations are grouped into four categories.*

### 1. Better Utilize Downtown's Streetscape

Improving the use of Downtown Denton's streets is essential for fostering a safer, more inclusive, and lively city core. The plan emphasizes the transformation of street space to prioritize pedestrian experiences.

The introduction of 'Denton Chill Streets' is a novel approach aimed at improving comfort and environmental resilience by optimizing shade and walkability. The plan advocates for improving links to vital destinations, thereby bolstering economic growth and encouraging eco-friendly transport options. Collectively, these initiatives are designed to cultivate a welcoming atmosphere for all modes of travel, thereby elevating the livability of Downtown Denton.

#### 1A Rightsizing and 4/3 Conversions

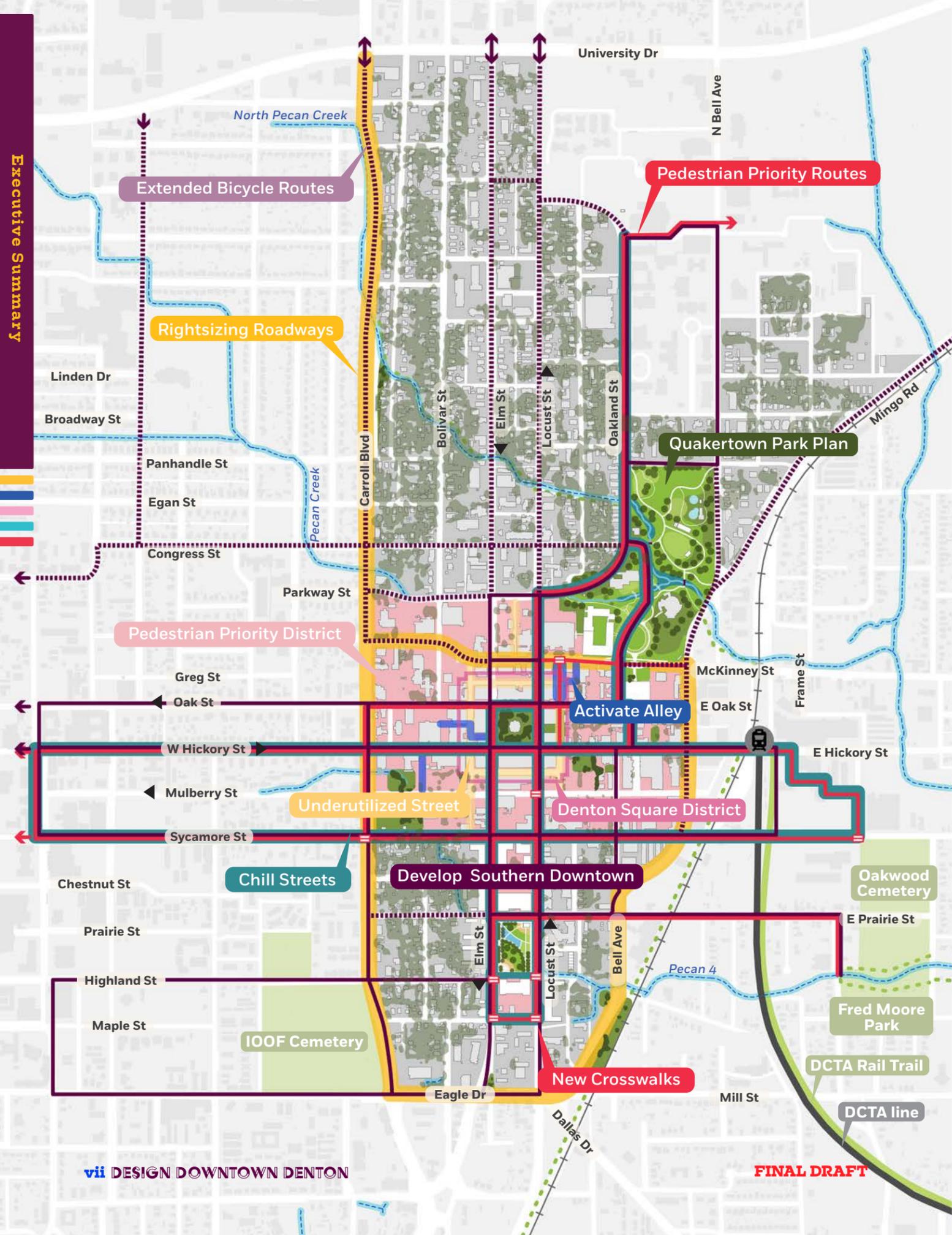
#### 1B Pedestrian Priority Routes and Denton Chill Streets

#### 1C Improve Bike Connections

#### 1D Improve Transit



A rendering of a Chill Street. Image Source: Mend Collaborative



## 2. Build a Network of Improved Public Spaces

The revitalization of Downtown Denton's public spaces is pivotal for enriching residents' lives and stimulating economic prosperity. The plan emphasizes transforming new and existing parks and public spaces into dynamic hubs that bolster social engagement, wellness, and cultural activities. The strategy includes leveraging these enhancements to draw visitors, enhancing the local economy and prioritizes environmental stewardship. A key element of this vision is the redesign of Quakertown Park, acknowledging its layered history as a Freedmen's Town and its evolution into a city park. This plan seeks to honor the park's heritage while adapting it for contemporary community use. These enhancements are not just for recreation and aesthetics but are integral to the collective health and prosperity of Denton.

- A** Quakertown Park Master Plan
- B** Activate Vacant Lots
- C** Utilization of Alleys
- D** Utilization of Underutilized Streets
- E** Create a New Park in Southern Downtown
- F** Improvements to the County's Historic Park
- G** Develop Public Art Plan

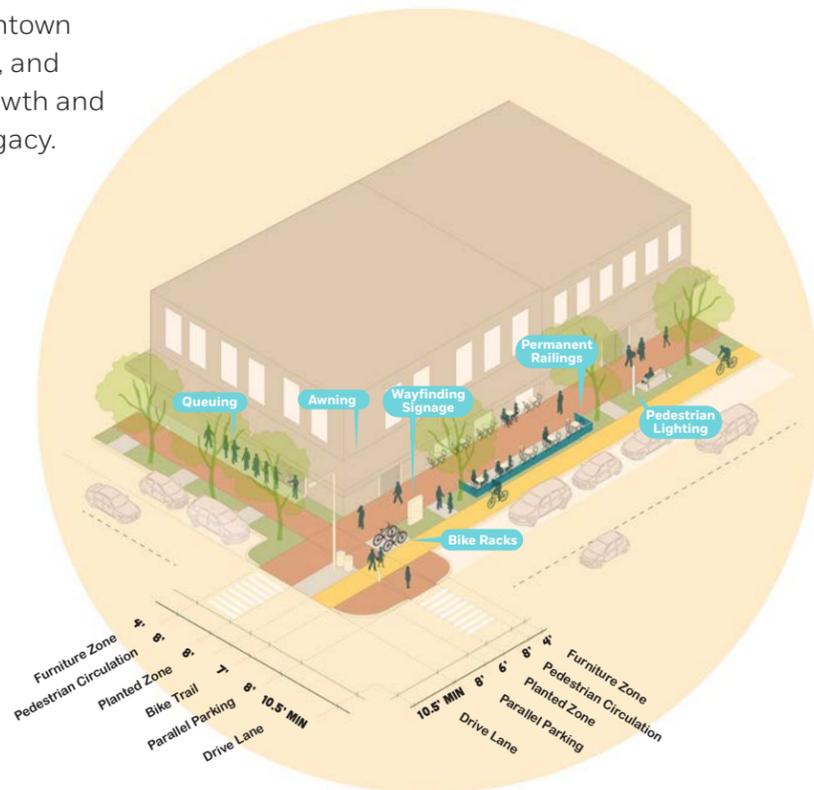


A rendering of the proposed new plaza adjacent to the Square. Image Source: Mend Collaborative

### 3. Target Development to Build on Downtown's Character and Assets

Emphasizing development is pivotal for ensuring Downtown Denton grows with the City while also preserving its distinctive character and assets. The updated approach focuses on fostering a vibrant community by introducing a mix of housing options that cater to various demographics, thereby promoting Downtown living and economic prosperity. The plan underscores the importance of preserving Denton's historic charm through strategic infill and civic investments, while also expanding open spaces for public enjoyment. Affordability remains a key concern, with actions aimed at ensuring housing accessibility for a diverse population. The preservation of historic sites is strengthened, and design guidelines are refined to ensure new developments complement Denton's architectural heritage. These measures are designed to bolster Downtown Denton's appeal as a place to live, work, and visit, contributing to its sustainable growth and preserving its historical and cultural legacy.

- 3A Develop Southern Downtown**
- 3B Encourage Downtown Living**
- 3C Strengthen Historic Preservation Opportunities**
- 3D Public Realm Design Guidelines and Zoning**
- 3E Explore Opportunities for Transformative Projects**



Historic Square District and Chill Street on the Square.  
Image Source: Mend Collaborative

### 4. Promote Downtown's Nightlife, Music, Events, History, and Art

Promoting Downtown Denton's unique nightlife, music, events, history, and art assets is essential for the City's cultural and economic vitality. The updated plan emphasizes the importance of supportive policies and regulations to foster a vibrant entertainment environment that attracts talent, investment, and visitors. The City's music and nightlife are key to its allure, drawing patrons and bolstering local commerce. Establishing music venues, bars, and events enrich the cultural fabric, making Downtown an appealing hub for both locals and tourists. By leveraging economic development tools, the city can encourage entrepreneurship and economic stability. Additionally, celebrating Denton's historical and artistic heritage through various initiatives can strengthen community bonds and pride. These efforts will maintain Downtown Denton's reputation for cultural offerings and energetic ambiance. Concentrating on these elements, the City aims to craft an unparalleled and unforgettable experience for all.



Many Denton businesses foster community with unique and fun outdoor spaces. Offering support to these businesses can help them continue to flourish. Image Source: Mend Collaborative



A school dance group performs on the Courthouse Square as part of Hispanic Heritage Month. Image Source: Mend Collaborative

- 4A Support Music and Nightlife**
- 4B Develop a Performing Arts Center**
- 4C Expand Programs to Support Small Businesses**
- 4D Expand on Downtown Events**
- 4E Expand on Economic Development Tools**
- 4F Establish a Downtown Brand**
- 4G Establish a Public Improvement District**

# Implementation



New development in southern Downtown. Image Source: Mend Collaborative

## Overview of Implementation Approach

The successful realization of the Downtown Denton plan hinges on a well-coordinated implementation strategy. This phase is critical for translating the vision and recommendations into tangible outcomes. Strategic execution ensures that the initiatives are carried out effectively, fostering a more vibrant and sustainable downtown.

## Key Implementation Steps

To ensure systematic progress, the recommendations have been prioritized based on their potential impact, feasibility, and alignment with the community's needs. A phased rollout will be adopted, starting with high-priority projects that can deliver immediate benefits. This phased approach allows for careful monitoring and adjustments as needed, ensuring that each step builds on the success of previous efforts.

## Stakeholder Roles and Responsibilities

Effective implementation requires collaboration among various stakeholders:

- **City Government** - Will lead the effort by providing regulatory support, funding, and oversight.
- **Private Sector and Developers**- Will be key partners in executing development projects, contributing to public realm improvements, and adhering to updated guidelines.
- **Community Involvement**- Continuous community engagement is vital for maintaining public support and ensuring that the projects meet residents' needs and expectations.

## Next Steps

The immediate actions involve initiating high-priority projects that can quickly demonstrate the plan's benefits. This includes starting with key infrastructure improvements, updating zoning regulations, and launching incentive programs for developers. Long-term goals will be achieved through continued investment in public spaces, fostering cultural activities, and ensuring ongoing community engagement. Milestones will be set to track progress and make necessary adjustments along the way.

## Conclusion

The Downtown Denton plan represents a comprehensive vision for a thriving, inclusive, and dynamic urban center. By focusing on better utilizing street space, improving public spaces, targeting development, and promoting cultural activities, the plan aims to enhance the quality of life for residents and visitors alike. The commitment to this vision reflects the community's aspirations and the city's dedication to sustainable growth and development.



**We invite all stakeholders to join us in this transformative journey. Your participation, whether through feedback, investment, or active involvement, is crucial to the success of this plan. Together, we can create a downtown Denton that not only meets the needs of today but also paves the way for a brighter, more sustainable future. Let's work together to turn this vision into reality, ensuring that downtown Denton thrives for generations to come.**

# Introduction



Denton Square District

## Introduction

The Downtown Denton Master Plan requires an update to guide the next 10 years of Downtown's growth priorities, including parks and open space, parking, housing, mobility, connectivity, and the preservation of existing neighborhoods and historic resources. The updated plan, Design Downtown Denton, covers the area bounded by Bell Avenue to the east, Carroll Boulevard to the west, University Drive to the north, and Eagle Drive to the south (*a map of the study area is available on page 12*). This plan outlines actions and recommendations that will build on Downtown's assets, highlight its history and character, and make it an even more enjoyable place to live. The plan was developed in four phases. The first three phases, understand, envision, and act, were completed over 9 months in 2023 and 2024. The Design Downtown Denton Advisory Group, twenty residents and stakeholders appointed by City Council, came together at each stage to provide valuable feedback on the progress of the plan and the needs of the community.

### Phase 1: Understand

To understand Downtown Denton's existing culture, wants and needs, the City and project team examined the data on Denton's demographics, housing, transportation and more for a high-level assessment of conditions in Downtown. This analysis was merged with on the ground observations from first-person experience in Denton, walking the streets, exploring Quakertown Park, and visiting bars, restaurants and shops. Most importantly, extensive time was spent gathering feedback from business owners, city officials and residents who shared their time and ideas in contribution to this project. The data, observations and engagement results built a "Case for Action" that allowed project goals and strategies to be fully developed in the next phase.

### Phase 2: Envision

In phase 2, draft strategies to address the wants and needs in Downtown Denton were studied, refined and developed in the Envision phase of the project. Projects, programs, and policies were considered as pathways to improve the conditions that most concerned Dentonites and would help support the growth of Denton

into the future. Based on community feedback in the Understand Phase, a vision statement (*see page 3*) and key priorities (*see page 4*) were created. These priorities were a guiding force behind the projects, program and actions recommended to address them.

### Phase 3: Act

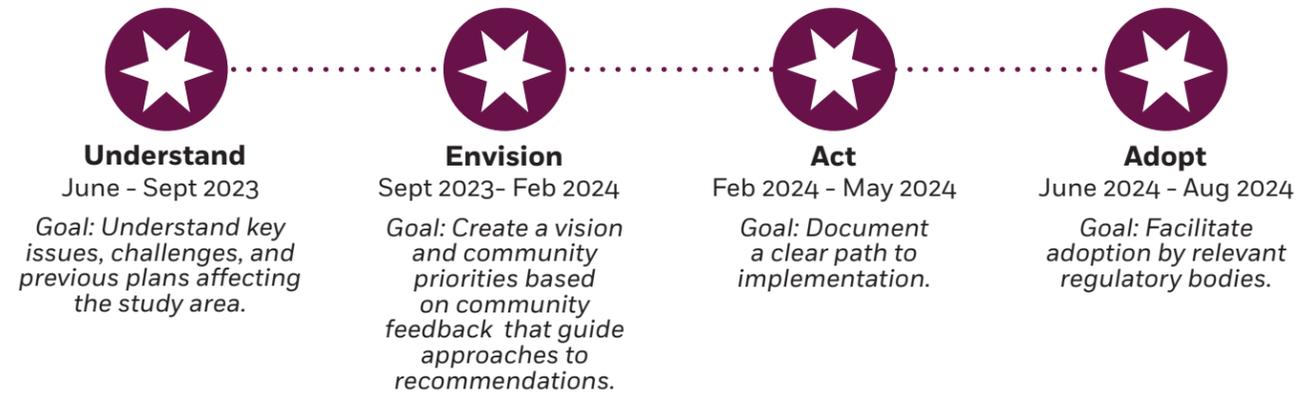
Phase 3 continued the refinement of strategies that began in the Envision Phase, moving the community closer to consensus on the strategies and how they might be prioritized given available time and resources. Recommendations were then developed to a level of detail that the next steps could be taken toward creation of the full plan and implementation.

### Phase 4: Adopt

After completing the Downtown Plan, it must be approved by relevant government bodies. Consultants and City Staff will present the draft to boards, commissions, and other regulatory bodies, making necessary revisions following Planning and Zoning Commission and City Council meetings to move the plan closer to official adoption.



**Project Schedule**



**Project Vision**

During the Envision Phase, the project team synthesized information to create community priorities, breaking them into refined actions to guide final recommendations. Setting an overall vision for Downtown Denton was crucial before moving forward. Based on hundreds of hours of engagement, data collection, and conversation, the following vision statement was developed to steer Design Downtown Denton and its proposed actions toward the desired future for Downtown Denton:

**Design Downtown Denton to be a more walkable, beautiful, and fun destination for shopping, working, learning, and recreation that also serves as a hub of opportunity, welcoming all Dentonites. Cultivate a vibrant and diverse residential community. Preserve and expand the distinctive local businesses, foster a strong sense of community, and safeguard the historic and artistic character while promoting growth and development.**

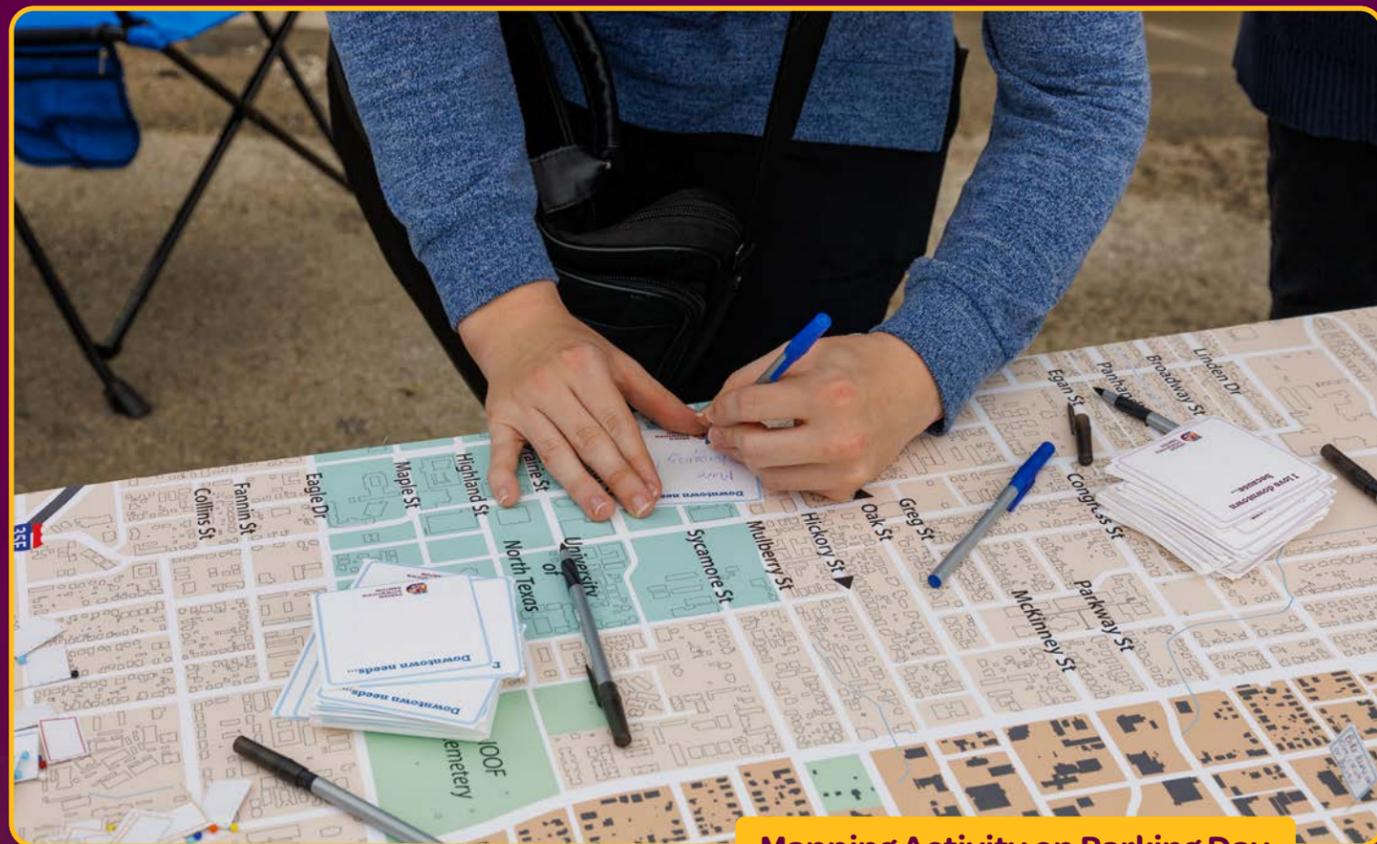
In a joint committee meeting in December 2023, Denton's City Council and Planning and Zoning Commission approved the vision statement that was developed by the Advisory Group as the guiding principles for Design Downtown Denton.



**Design Downtown Denton Study Area:**

- Extends from **Eagle Drive** at the south to **University Drive** to the north, and from **Carroll Boulevard** on the west to **Bell Avenue and Mingo Road** on the east.
- There are three institutions of higher education within or adjacent to the study area - **University of North Texas, North Central Texas College, and Texas Woman's University.**
- It includes the **Denton Square District** home to the **Denton County Courthouse** and other historic buildings, **City Hall** and other City facilities, **Quakertown Park**, and is adjacent to the **Greater Denton Arts Council** and the **Downtown Denton Transit Center.**
- At the time of this planning process the City was undergoing the **Southeast Denton Area Plan** to assure that future improvements reflect the residents and community members wishes and recommendations between the two plans are coordinated.

# Engagement Process



Mapping Activity on Parking Day

## Engagement

Dentonites had several opportunities to share their vision for the future of Downtown. Over the first three project phases, ideas and recommendations were drafted based on what the community shared with the project team and then the recommended proposals were brought back to the community members to be changed and refined. It was critical to the success of this project that community members were involved throughout the process and approved of the changes that could impact them where they live, work and play.



# Engagement

We brought the Denton community together throughout the planning process for a series of fun and informative pop-up events with interactive activities for all. In the vibrant and engaging atmosphere at these events, all voices could be heard while celebrating the unique spirit of Denton. By incorporating interactive stations, creative workshops, and engaging displays, we not only gathered valuable feedback but also fostered a sense of community involvement and excitement about the future of downtown Denton.

## Engagement Activities



**Community Priorities**



**Local Business Survey**



**Community Ideas Map (At pop-ups and online)**



**Imagine the Future of Quakertown Park**



**Loves and Needs Visioning Activity**



**Children's Activities**



**Parks, Open Space & Public Amenities**



**Downtown Parks and Trails Network**



**Redesign Carroll Boulevard**

## Engagement Events

### September

- 9/9 Arts and Autos
- 9/14 Advisory Group #1
- 9/15 Parking Day
- 9/15-17 Denton Blues Fest
- 9/28 National Night Out

### October

- 10/6-8 Denton Arts and Jazz Festival
- 10/7 Quakertown Park Visioning Workshop
- 10/12 Twilight Tunes
- 10/19 Twilight Tunes

### November

- 11/16 Advisory Group #2

### December

- 12/5 Design Downtown Denton Visioning Workshop
- 12/6 Joint Committee Workshop
- 12/19 - 1/15 Online Survey

### April

- 4/16 Advisory Group #3
- 4/17 Quakertown Park Design Workshop

### May

- 5/9 The Feedback Finale
- 5/10-6/1 Online Feedback Finale

Several themes were established through an analysis of the hundreds of comments received during events, activities, surveys and online interactions. Some residents told stories of their experiences in the park system, others expressed their ideas for how to address parking issues in Downtown. Some of the most common topics we heard were:



## Retail and Development

Invest in local businesses, increase housing, and protect historic landmarks.

*“Work with economic development to help bring businesses that would make West side streets destinations, such as a coffee shop.”*

## Arts, Entertainment, and Events

Develop visual brand for Downtown area, bring new activities to Downtown, encourage and support artists, public arts, and art venues.

*“The large murals on some of the downtown buildings is wonderful. I would love to see more of that. However, it needs to be quality art and maintained.”*



## Bike and Pedestrian Mobility

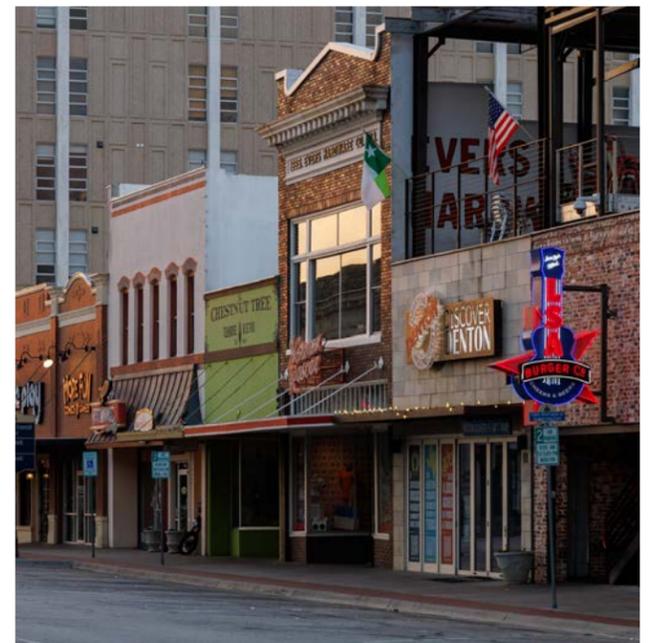
Enhance walkability, expand protected bike lanes, and close some streets to vehicles for events and gatherings.

*“Downtown is the best area of Denton because it’s the only place where one can walk around, have a picnic, shop, and drink without a car!”*

## Parks and Public Spaces

Expand network of parks and public spaces, add trees and landscaping, program underutilized areas.

*“Invest in more trees. Trees are important to cool the area, and also bring wildlife and happiness to people.”*



# Community Priorities

Community Priorities were developed based on conversations with community members and analysis of the development opportunities and assets in Downtown Denton. The Advisory Group provided direction and feedback on the draft priorities, leading to the final version presented at the Joint Workshop on December 5th.



## Arts, Entertainment and Events

- AE1** Create a marketing brand for the Downtown area, and use that brand to tie Downtown to the surrounding community.
- AE2** Encourage and promote public art and music initiatives and festivals.
- AE3** Build on current successes by adding new activities and events, especially for children and families.
- AE4** Support the addition of interactive art, music, sculptures, and lighting to create engaging spaces.
- AE5** Explore the addition and improvement of a variety of music and art venues, stages, and theaters.

## Bike and Pedestrian Safety and Mobility

- BP1** Enhance walkability by improving our streetscapes, including sidewalks, lighting, landscaping, and crosswalks.
- BP2** Implement safety measures at dangerous intersections.
- BP3** Connect key areas, including the universities, the Square and the transit center through public realm improvements and infill development and through a common Downtown brand.
- BP4** Promote a safer environment for cyclists by expanding protected bike lanes, bike parking, and trails.
- BP5** Regularly close side streets for public events and community gatherings.

## Culture

- C1** Foster increased diversity and inclusion through the acknowledgment of history and increased opportunities for all Dentonites.
- C2** Protect/continue to embody what people love most about the feel of Denton: community pride, welcoming atmosphere, and historic scale.
- C3** Celebrate and connect Downtown to Denton's colleges and universities.
- C4** Highlight the Downtown culture within the broader Denton community and county.

## Housing Development

- H1** Address rising rents and housing affordability through increased housing supply, mixed-use developments, and more residential options to foster a vibrant local community.
- H2** Provide more housing options Downtown, establishing a variety of housing stock that will appeal to many different residents' needs.

## Parks and Public Space

- PS1** Create a network of green spaces and public parks with amenities such as community gardens, picnic areas and kids play areas.
- PS2** Add more trees and landscaping in public spaces to provide shade, and improve aesthetics.
- PS3** Build outdoor amenities like public seating, restrooms, water fountains, and more.
- PS4** Find ways to activate underutilized areas, such as alleys, vacant properties, and sidewalks.
- PS5** Preserve the view corridors and viewsheds of Downtown including the Courthouse-on-the-Square and the Morrison Milling silos and sign.

## Retail and Commercial Development

- RC1** Invest in areas around the Square to improve business and housing variety, public safety, and overall aesthetics.
- RC2** Improve public space to encourage foot traffic and inspire building upkeep.
- RC3** Emphasize the historical significance and preservation of historical assets within the Downtown area, including expanding local, state, and national designations.
- RC4** Promote and protect the local business community, including those businesses beyond the Square.
- RC5** Fill empty storefronts and vacant lots with unique local shops and food and beverage options.

## Safety

- S1** Improve perception of safety by partnering with service providers to address homelessness concerns and needs.
- S2** Design streets with infrastructure to enable street closures and to support outdoor events.
- S3** Define key pedestrian corridors and improve their streetscapes, shade canopy and lighting.
- S4** Improve maintenance and cleanliness on sidewalks.

## Traffic and Transit

- TT1** Improve roadway safety for motorists, pedestrians, and bicyclists by implementing traffic closures on certain streets and during events, as well as exploring road rightsizing and traffic calming initiatives.
- TT2** Improve parking availability and management by upgrading lots with trees and landscaping, adding wayfinding signage to and from parking to destinations, using paid parking as a management tool, and considering the construction of a public parking garage in the Downtown area.
- TT3** Enhance accessibility to Downtown and reduce parking demand by expanding and improving bus and bike routes to the transit center and other key destinations.

# Recommendations

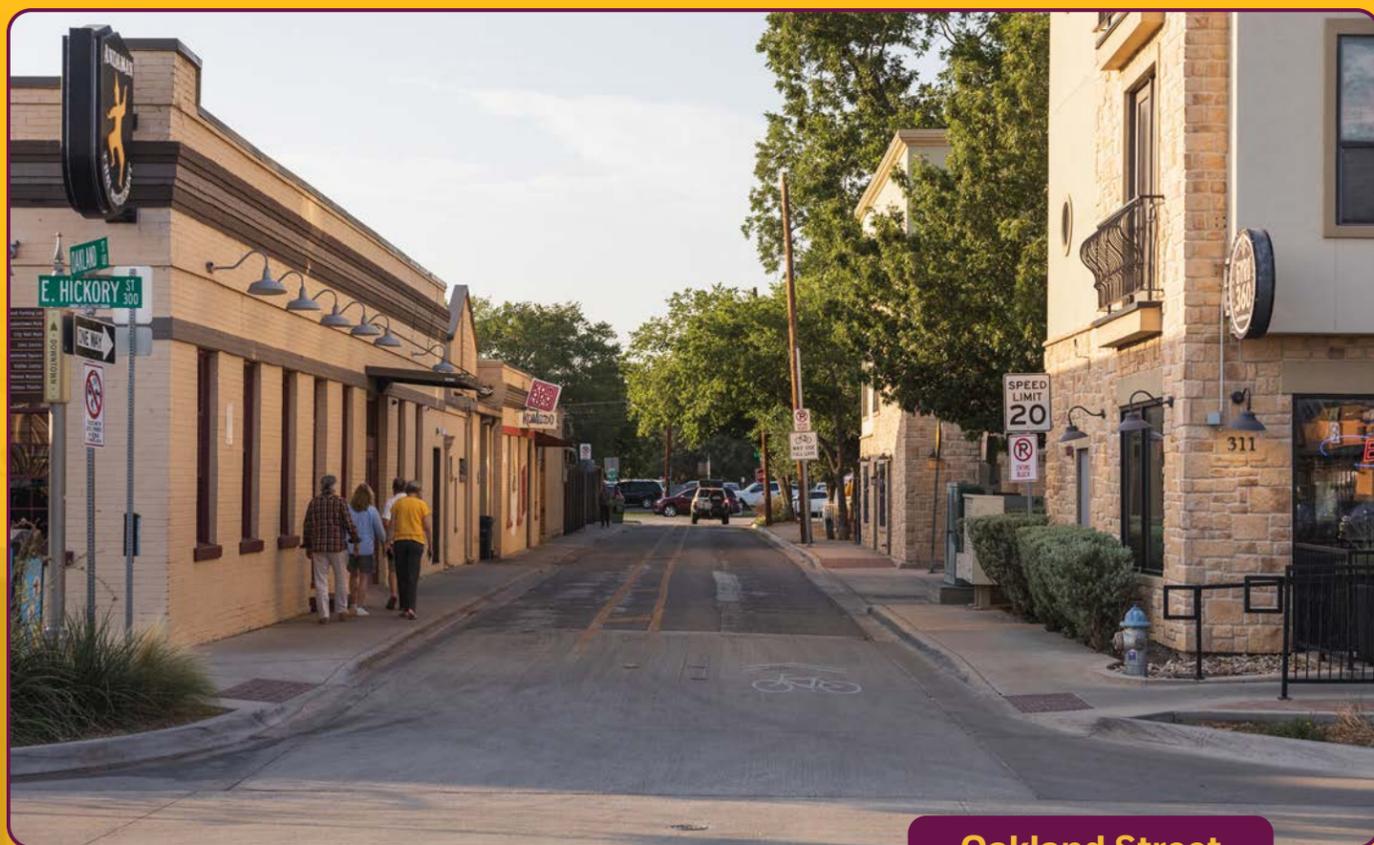
Design Downtown Denton presents a vision for the future of Downtown Denton where local government, businesses, developers and community have taken collaborative action to change policy and develop public and private facilities that will:

- **B** **Better utilize Downtown's streetscape** making downtown more walkable and accessible, with improved management of parking and mobility, and a focus on prioritizing all forms of transportation,
- **b** **Build a network of improved public spaces** providing Dentonites with beautiful places to relax, play, and reflect, all within a short distance from their homes.
- **t** **Target development to build on Downtown's character and assets** preserving existing structures while building compatible housing, parks and retail that invite new families to make Downtown Denton their home,
- **and p** **Promote Downtown's nightlife, music, events, history, and art** through branding and advertising that tells the story of Downtown Denton's history and culture while promoting its future, programs that provide support for artists and musicians, and projects that create new venues, events and entertainment.

The recommendations that follow each category are based on careful review of wants and needs expressed by local stakeholders, discussions on the feasibility and management of potential actions with city staff and developers, as well as research into the best practices for resolving challenges and taking advantage of opportunities to build on Downtown's current successes.



# 1 Better Utilize Downtown Denton's Street Space



**Oakland Street**

## 1 Better Utilize Downtown Denton's Street Space

### Why is this important?

The largest single amount of land that is owned and maintained by the City of Denton within Downtown is the right-of-way. Using Downtown's streets as a catalyst for creating a safer, more accessible, and vibrant urban environment is essential. Prioritizing walking and biking by rightsizing streets and improving street design will improve traffic flow and safety. Creating "Denton Chill Streets", a new type of street that prioritizes shade, walkability, and comfort in the public realm, will improve quality of life and climate resilience. Improving transit routes will additionally create connections between Denton's most important destinations. Together, these measures will support economic development, promote sustainable transportation, and enhance the overall quality of life in Downtown.

### What are we attempting to accomplish?

#### Enhance Safety



Create a more secure and inviting environment for pedestrians, cyclists, and drivers alike.

*Image Source: Bike Denton*

#### Improve Walkability



Expand pedestrian priority routes and create comfortable paths to make Downtown Denton more enjoyable.

*Image Source: Mend Collaborative*

#### Reduce Urban Heat



Design streets to prioritize shade, walkability, and comfort for pedestrians and to improve climate resilience Downtown.

*Image Source: Mend Collaborative*

# 1A Rightsizing and 4/3 Conversions

Downtown Denton is made up of a variety of street sizes and widths. While maintaining the flow of traffic and avoiding congestion are important city mobility goals, a healthy downtown must have a strong balance between maintaining sufficient capacity for car traffic and supporting street elements that allow for safe and comfortable walking and biking. This balance in street configuration makes getting to and moving around Downtown Denton safer and more convenient for people and facilitates community participation through a pedestrian-friendly environment.

## Case for Action

Narrowing streets can encourage people to cross the wide streets around downtown that currently create boundaries between Downtown and its surrounding neighborhoods and the wide streets within Downtown that make it hard to move between destinations. Downtown will be more uniformly enjoyed by those walking, biking and looking to enjoy Downtown and patronize businesses if those barriers are reduced.

Streets in Denton don't all fit neatly into street type categories. Streets that are oversized have more lanes than are needed to carry their typical daily traffic. Rightsized streets have enough lanes to carry their typical traffic. Carroll Boulevard, Elm Street, Locust Street, Bell Avenue, and McKinney Street are some



examples of oversized streets in Downtown Denton. Traffic capacity for streets was derived from the 2022 Mobility Plan. Wider streets incentivize speeding. The design of streets can impact drivers' speed more than the posted speed limit. Wider streets mean longer crosswalks and more time that pedestrians must spend crossing the street. A narrower street improves safety conditions.

## Proposed Actions

- Adjust the width of streets to make Downtown Denton more walkable, safer, and make it simpler to move between neighborhoods using any mode of transportation.
- Implement 4-3 conversions, a common approach that creates room to add pedestrian and bicycle capacity without impacting vehicle throughput. Instead of being confronted by the potential barrier of a wide, intimidating four-lane road, a 4-3 conversion transforms a low-traffic street with 4 car lanes into one with 2 car lanes and a center turn lane.
- Prioritize the community and capacity needs for all modes of transportation.



## Rebuild McKinney Street and Bell Avenue

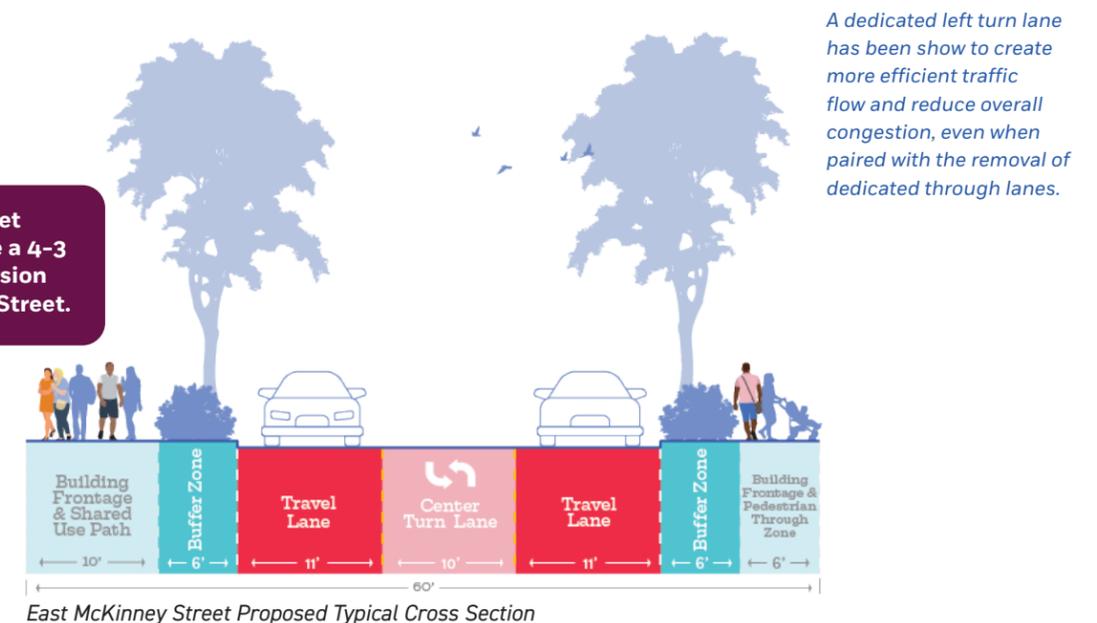
4-3 conversions can help these streets create connection where they currently divide the community. McKinney Street currently is a barrier between Quakertown Park and Downtown, while Bell Avenue divides Downtown from the Denton County Transit Center and Southeast Denton.

- On McKinney Street east of Locust Street and Bell Avenue, move curbs inward to create a narrower street that features one 11-foot lane in each direction with a 10-foot center turn lane.
- On McKinney Street west of Locust Street, narrow the street to feature one 11-foot lane in each direction.

- On McKinney Street and Bell Avenue, build a pedestrian-dedicated sidewalk on one side and a shared use path on the other. Both the sidewalk and shared-use paths should have buffer zones separating areas for walking and biking from the road.
- McKinney Street does not have a standard amount of right-of-way throughout Downtown. As such, some blocks may require a different design. Where right-of-way is limited, pedestrians should be prioritized over the inclusion of a turn lane. Streets Downtown should include clear sidewalks and a planted buffer from traffic whenever possible.
- For all cross sections, turn lanes at intersections may be modified as called for by the situation. For example, no center turn lane would be required if left turns are not allowed. In this case, adding a right turn lane at the intersection may be desirable.

All public realm recommendations must be evaluated against past approvals and funding received, which may impact the final design.

McKinney Street should become a 4-3 and 5-3 conversion east of Locust Street.



Bell Avenue should become a 4-3 conversion.

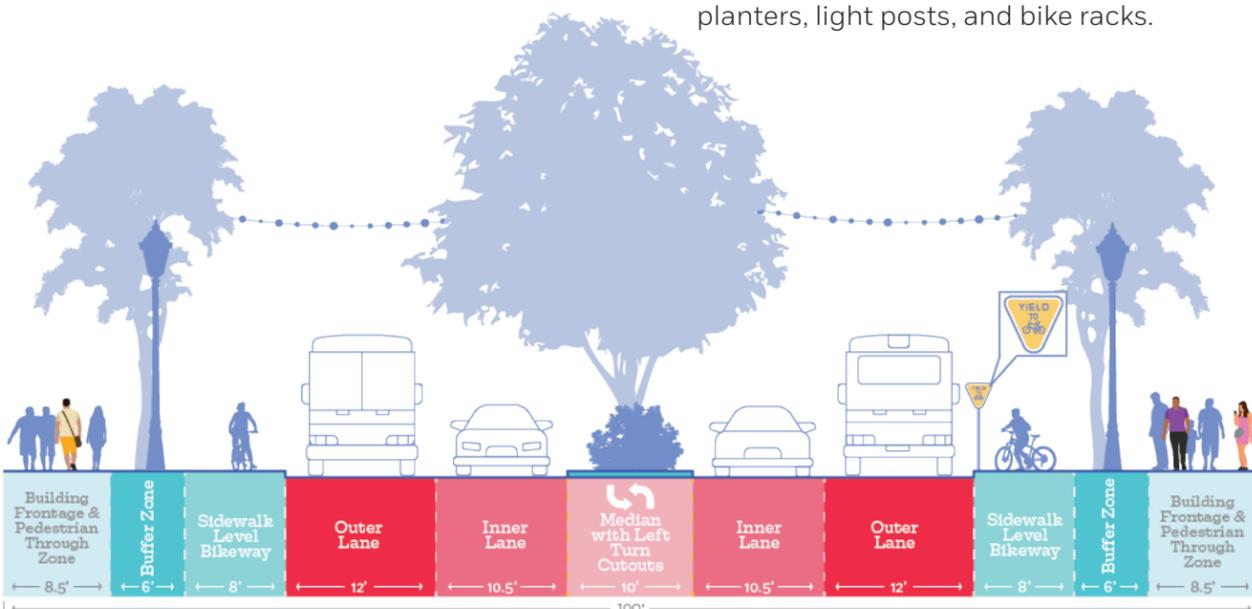


Bell Avenue Proposed Typical Cross Section

### Rebuild Carroll Boulevard

Carroll Boulevard came up frequently in public engagement as a major barrier between Downtown Denton and UNT, and neighborhoods to the west - including the Oak-Hickory and West Oak Area historic districts. Carroll does not carry a volume of traffic that requires its wide cross section. Furthermore, there are numerous large, commercial parcels that could be redeveloped. A redesign of the street and reduction of lanes creates space for extended sidewalks, bike facilities, and space for trees and other planting, including an improved boulevard space.

- Convert inner vehicle lanes to 10.5 feet and outer lanes to 12 feet to support bus throughput.
- Enhance medians with tree planting and left turn cutouts.
- Implement warning signage that warn vehicles to yield to pedestrians and cyclists at all intersections within Downtown and along pedestrian and bicycle priority routes.
- Widen sidewalks, construct behind-the-curb protected bikeways, and create buffer zones between sidewalk and bikeway on both sides of the street to support street trees and other sidewalk amenities such as benches, planters, light posts, and bike racks.



Carroll Boulevard Proposed Typical Cross Section

### Case Study: Lancaster Boulevard Redesign in Lancaster, California

The transformation of Lancaster Boulevard in Lancaster, California, from a mundane thoroughfare to a vibrant pedestrian hub has sparked significant economic growth and community revitalization. With an investment of \$11.5 million, the city embarked on a streetscape renovation project that yielded impressive results. Within four years, private investment soared to \$130 million, and the area generated \$273 million in economic output.

The makeover saw a reduction in automobile space in favor of pedestrian-friendly features such as off-street parking and a wide, tree-lined central promenade. Despite initial skepticism, the project garnered widespread success, with tax revenues nearly doubling between 2007 and 2012.

The revitalized downtown area now boasts 48 new businesses, contributing to the creation of 802 permanent jobs and 1,100 construction positions. Moreover, traffic accidents decreased by nearly one-third, with injuries dropping by 67 percent by 2013.

Key to the project's success was its design that accommodates large crowds for events like street festivals. The boulevard's success has been recognized with awards, including the US Environmental Protection Agency's Smart Growth Achievement Award.

The project's funding came from the local redevelopment agency, signaling a commitment to eliminating blight and fostering job creation. Lancaster's success serves as a blueprint for other communities seeking transformation through smart urban planning and collaboration between the public and private sectors.

Source: Congress for New Urbanism



Before. Image Source: Congress for New Urbanism



After. Image Source: Congress for New Urbanism



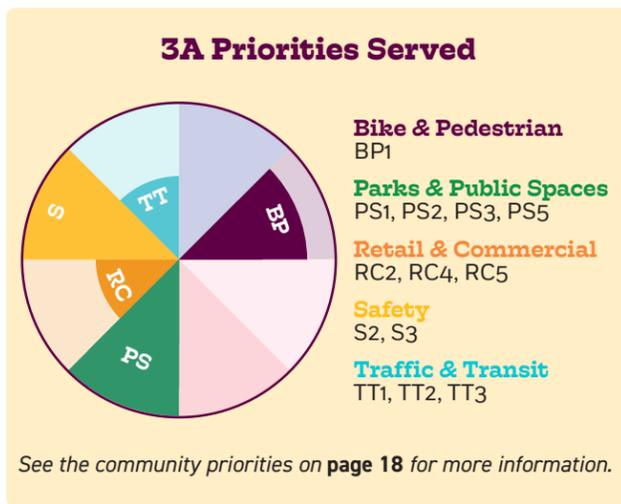
Image Source: Tamara Leigh Photography

# 1B Pedestrian Priority Routes and Denton Chill Streets

Community members and stakeholders consistently laud the walkability of the Denton Square District. However, this pedestrian-friendly environment is confined to the immediate area around the square and fails to extend as a cohesive network linking essential destinations and institutions. Moreover, Denton's location in North Texas means it experiences hot temperatures for much of the year, exacerbating the need for shade for pedestrian comfort. Community priorities support pedestrian friendly districts and prioritizing cool, walkable routes to expand the pedestrian network into and around Downtown Denton

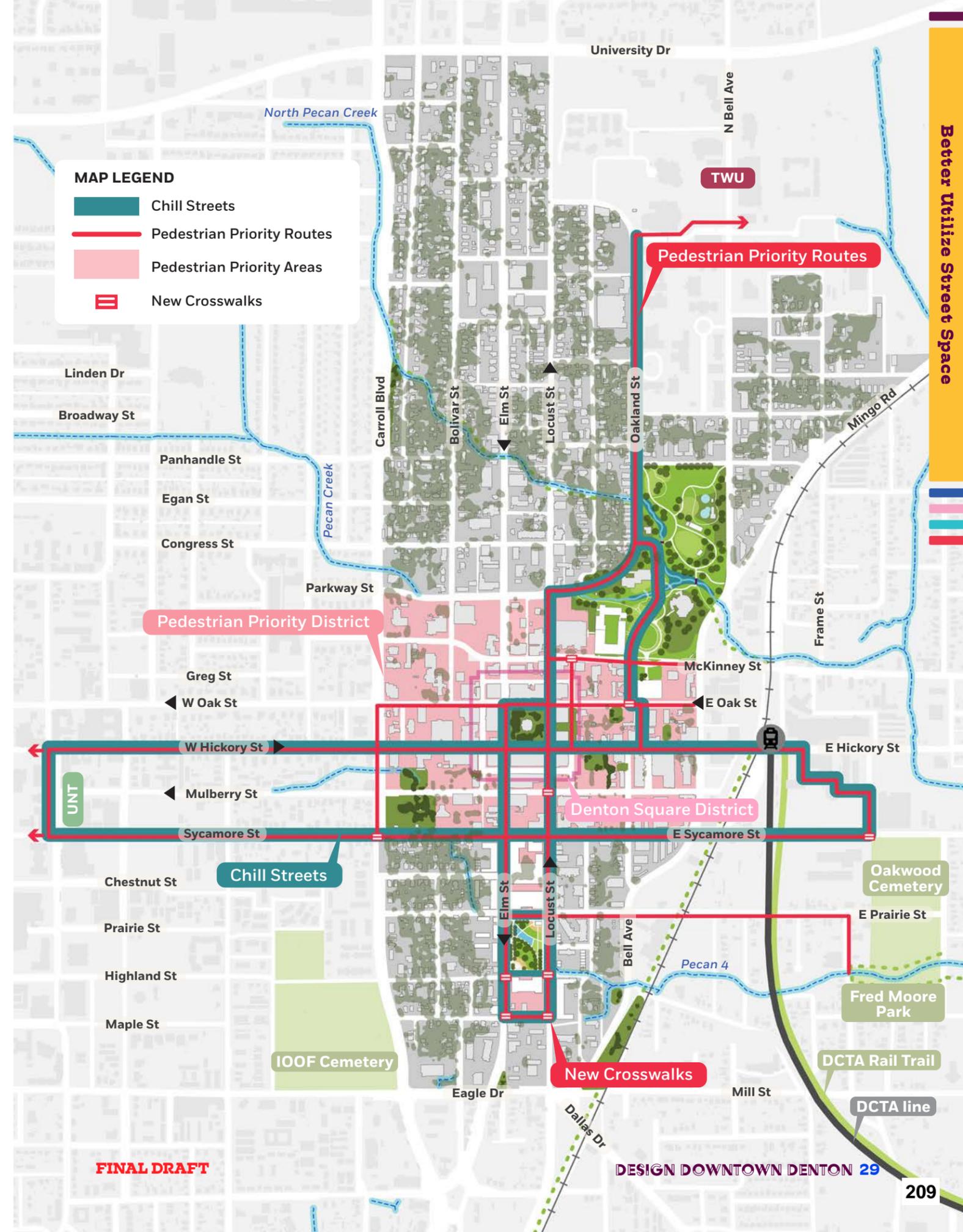
## The Case for Action

Currently there is a lack of adequate tree canopy coverage around Downtown Denton's Historic Square District, a shortfall particularly pronounced as it falls short of the recommended 40% canopy density for adequate cooling. Properly installed tree canopy and awnings can help reduce peak summer ambient temperatures by 2-9°F and can keep surface temperatures 20-45° F cooler than similar unshaded urban materials. The proposed actions support the pedestrian network by creating a district that prioritizes pedestrians through improved and increased sidewalks, routes connecting public spaces, and by developing the Denton Chill Streets program.



**What are Chill Streets?**

Chill Streets prioritize features that make the air and surface temperatures of downtown Denton cooler and are situated along sidewalks, pathways or trails adjacent and/or parallel to streets, that are designed to serve residents who walk, bike, and use transit. These public realm features include natural and engineered shade, vegetation beds, green stormwater infrastructure, and light, reflective paving materials. Chill Streets, at a minimum, should prioritize a shade coverage target for pedestrian routes of 30% coverage as measured during the hottest times of the day. Chill Streets should aim for 40% or more shade coverage at the hottest times of the day from tree canopy or awnings. Engineered shade features such as awnings may have a higher percent coverage depending on how the feature is installed.



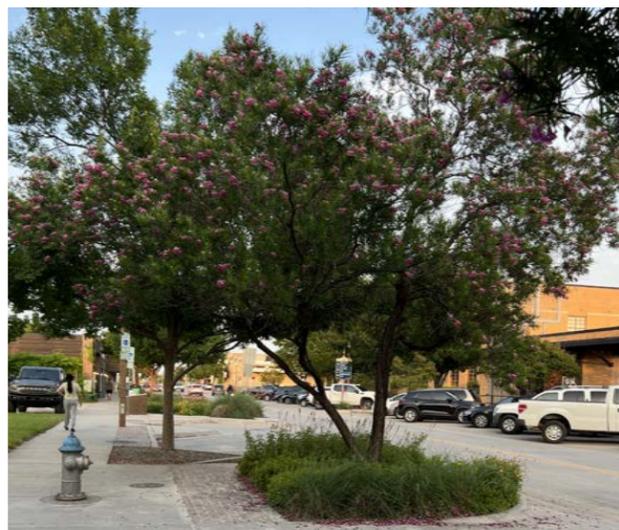
## Proposed Actions

### Develop a Denton Chill Streets Program:

- Undergo a geographically located tree inventory for Downtown.
- Set the parameters of what defines a Chill Street in Denton, and identify and designate streets as Chill Street.
- Create standards for Chill Streets that can be applied to public and private properties and include strategies such as:
  - Broad-leaf trees along sidewalks,
  - Vegetation beds and/or green stormwater infrastructure,
  - Awnings in areas that do not have tree wells and vegetation beds,
  - Light, reflective paving materials,
  - Shaded benches, seating areas and bike racks, and bus stops.
  - Wayfinding that directs people to parks, cooling stations, water fountains, and water features
  - New pedestrian crosswalks
- Expand the Downtown Design Guidelines (refer to recommendation 3D: Public Realm Design Guidelines and Zoning Recommendations) to include strategies for keeping pedestrian priority areas and routes cool and comfortable in the heat of the summer.
- Create a streamlined process for the permitting of development features that contribute to additional shade coverage or public realm cooling design.
- Focus Chill Street improvements along Hickory Street, Sycamore Street, Elm Street, Locust Street, Oakland Street, Exposition Street, and within Quakertown Park.
- Coordinate with DCTA to define specific bus stop design standards specific to identified Chill Streets.



Prioritize broad-leaf trees.



Where space is available, include green stormwater features.



The City should incentivize awnings and tree canopy coverage to create a comfortable experience.



Prioritize lighter color concrete or paving where possible.



Prioritize locating benches in shaded areas and around green space.



Prioritize connecting and communicating about hydrating stations.

- Develop tree planting and maintenance program with local organization(s) to promote planting trees on private property

### What is a Pedestrian Priority District?

The Pedestrian Priority District is the area of Downtown where streets will prioritize pedestrian comfort, even in areas where the available right-of-way requires trade-offs between modes.

### Create a Pedestrian Priority District:

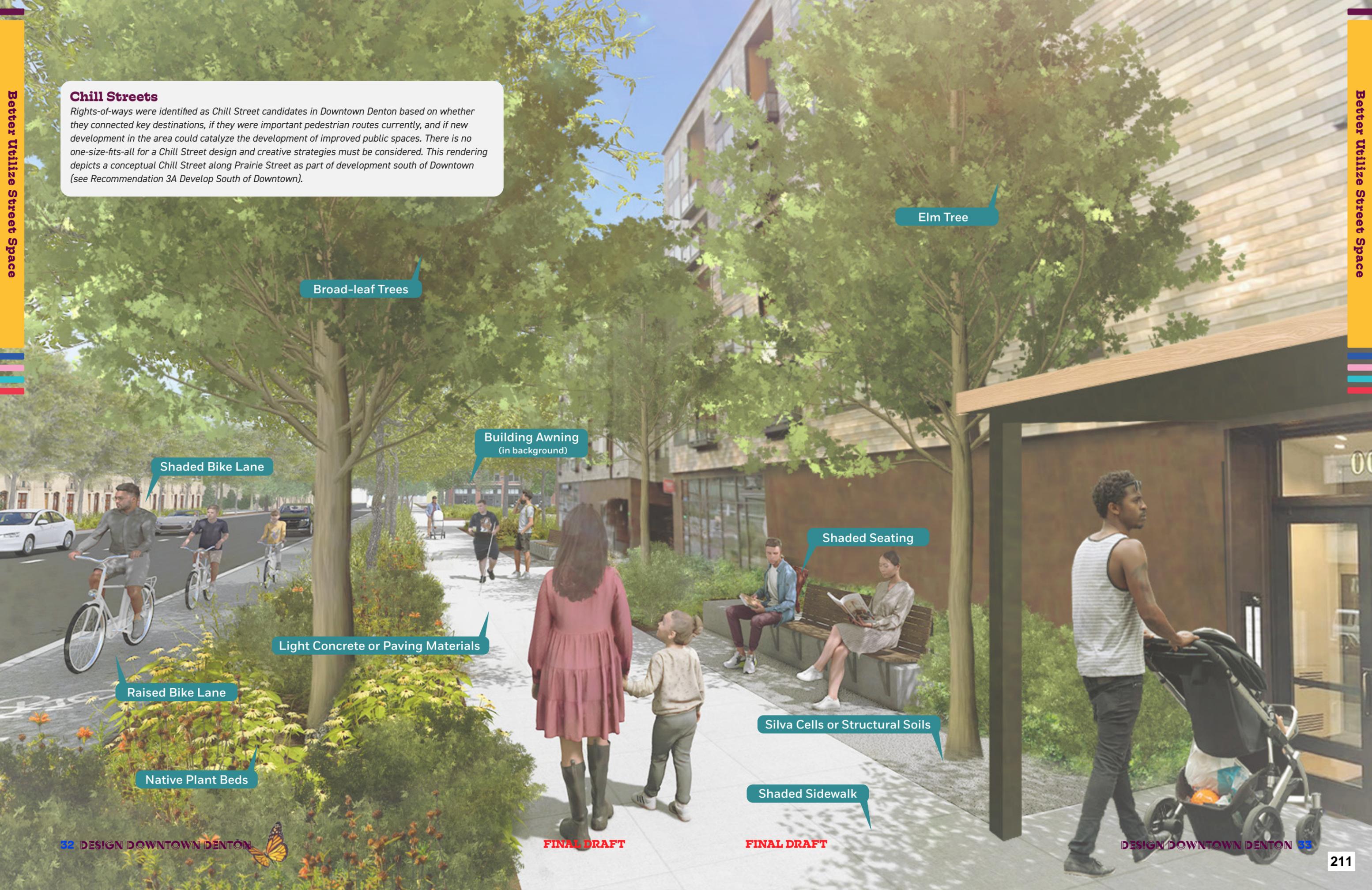
- Use the Square as a core, defining the boundaries as Oakland Street and McKinney Street (north), Prairie Street (south), Bell Avenue (east), and Carroll Boulevard (west), and extending south to support new development in the zone suggested in recommendation 3A.
- Follow the design guidelines in recommendation 3D.

### Develop and Improve Pedestrian Priority Routes (See map on page 29):

- Follow the design guidelines in recommendation 3D to create Pedestrian Priority Routes:
  - Between the universities and the square,
  - Between parks and public spaces,
  - Between City cooling stations,
  - To the Downtown Denton Transit Center (DDTC), and
  - To regional park trails.
- Upgrade pedestrian infrastructure, including crosswalks, along Hickory Street, Sycamore Street, Elm Street, Locust Street, Oakland Street, Exposition Street, Prairie Street, Oak Street, Austin Street, sections of Carroll Boulevard and within Quakertown Park.

### Chill Streets

Rights-of-ways were identified as Chill Street candidates in Downtown Denton based on whether they connected key destinations, if they were important pedestrian routes currently, and if new development in the area could catalyze the development of improved public spaces. There is no one-size-fits-all for a Chill Street design and creative strategies must be considered. This rendering depicts a conceptual Chill Street along Prairie Street as part of development south of Downtown (see Recommendation 3A Develop South of Downtown).



Shaded Bike Lane

Broad-leaf Trees

Building Awning  
(in background)

Elm Tree

Light Concrete or Paving Materials

Shaded Seating

Raised Bike Lane

Silva Cells or Structural Soils

Native Plant Beds

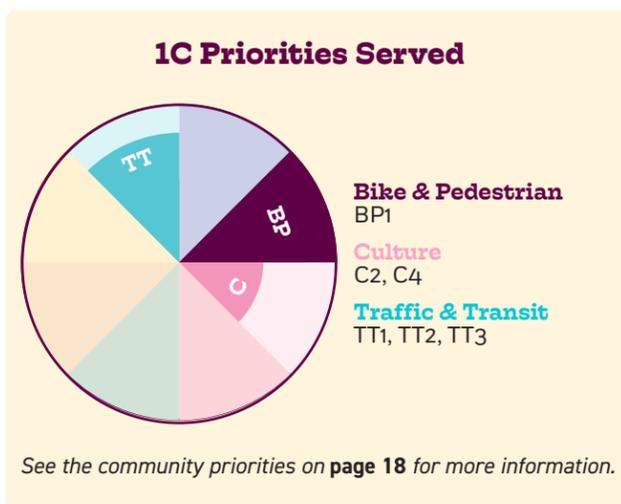
Shaded Sidewalk

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# 1C Improve Bike Connections

Building out protected bike infrastructure will further enhance Denton's mobility networks to improve safety and accessibility for those who ride bikes. Recent projects in Denton have created pieces to a network, but a more cohesive and connected set of routes with further investment and planning can better separate bicyclists from cars – an important next step in encouraging biking in the Downtown area. Safe biking connections will create a more inclusive environment for all modes of transportation, as well as for the range of skills and experiences people have with biking in Denton.



## Case for Action

Downtown Denton has made recent progress towards creating a bike network, most recently through the Mobility Plan, which has identified areas of need for new bicycle infrastructure throughout the City. While projects like the E Hickory Street bike lane have been completed, many gaps in the network remain, and there is a disparity between the existing bike infrastructure and the safe and comfortable bike infrastructure needed to encourage riding a bike for all levels of riders. Destinations such as Downtown Denton Transit Center (DDTC), University of North Texas (UNT), Texas Woman's University (TWU), and Quakertown Park are close to Downtown, but the route between them is not always comfortable.

## Proposed Actions

### Build Behind-the-Curb Priority Network

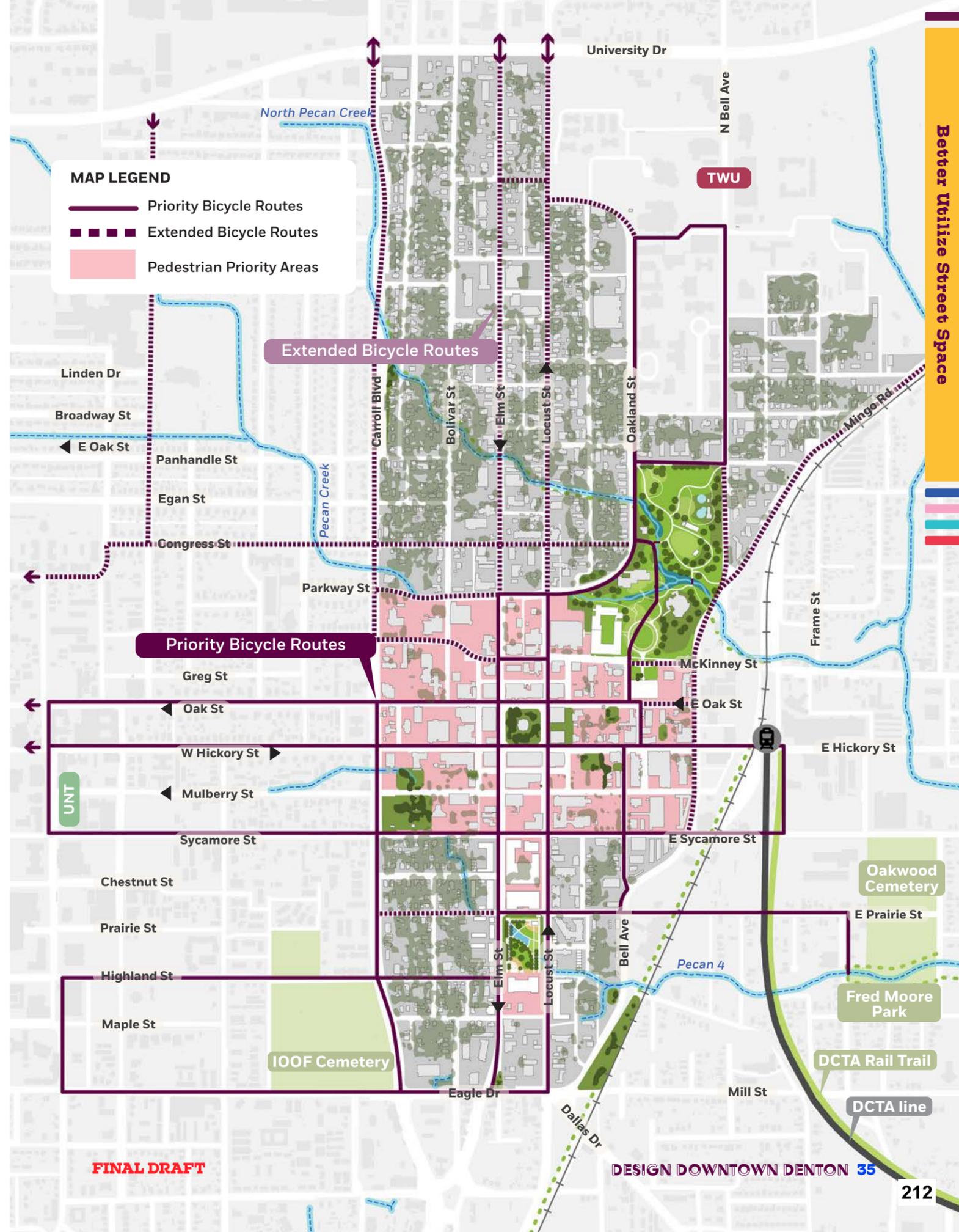
- Focus City funding and construction efforts to prioritize bike lanes that connect to UNT, Denton Square, TWU, and Quakertown Park.

- Extend the curbs along this network so that there is enough space to put bike infrastructure behind it, taking cyclists out of the street and further separating cyclists from car traffic.

### Develop Expanded Protected Bike Network

- Update the Mobility Plan to recommend construction of a larger network of protected and behind-the-curb bike lanes that allows bicyclists to reach major destinations like DDTC and the DCTA Rail-Trail, as well as University Drive, with minimal exposure to car traffic.
- Update Denton Development Code (DDC) and Criteria Manual to only implement sharrows\* and non-protective infrastructure where there is not ROW available for protected bicycle infrastructure. Prioritize safety and quality of important routes over quantity of less protected infrastructure.

\*road markings showing a biker with two arrows above it used to indicate a shared lane environment for bicycles and automobiles

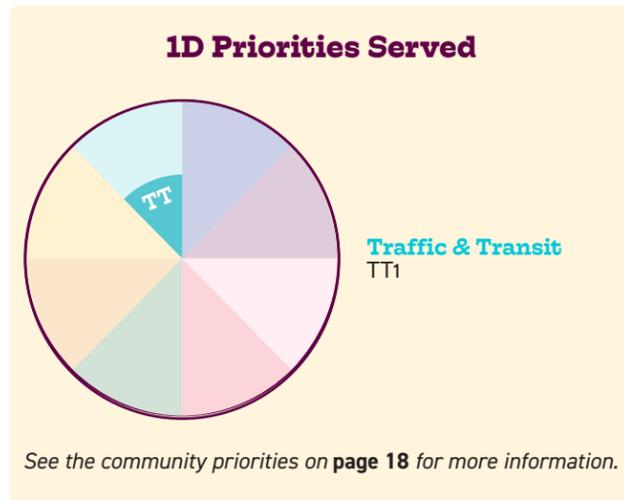


# 1D Improve Transit

A transportation system that improves connectivity across all modes of transportation improves accessibility for all of Denton’s residents and visitors. While the Denton County Transportation Authority’s (DCTA) GoZone and transit stops provide public transportation to Downtown Denton, its services and its stop designs can be barriers to ridership. With changes to bus stop amenity considerations, routing, frequency, and scheduling service design, the rider experience can be improved, providing more opportunities for new riders, and increasing the ability for people to move around Denton and across DCTA’s expansive network.

## Case for Action

Downtown Denton is itself a key destination within Denton that should be accessible by modes other than driving. Most bus stops in the Downtown area lack basic amenities to provide those waiting with a place to sit or shade from the sun. Currently, Denton Connect bus routes lack stops in key residential locations that make walking to the nearest bus stop infeasible for many Dentonites, while limited routing schedules make it difficult to enjoy Denton’s night life car-free. While DCTA is currently making adjustments to increase frequencies and add stops to the Denton Connect routes by Fall 2024, continuing to improve the transit network in Denton, which will provide access to Downtown Denton for those who cannot or choose to not drive.



## Proposed Actions

- Downtown Denton should work together with DCTA to improve or include bus stop amenities such as lighting, seating, and shade within Downtown to make transit service a safer and more comfortable experience. Enhancing bus stops at high ridership locations with the inclusion of real-time scheduling information can help transit riders know when the next bus is coming.
- The City should partner with the DCTA on increasing the frequency of buses, expanding hours of operation, and adjusting routes to improve connections between Downtown and key destinations throughout the City. DCTA should continue to evaluate the GoZone on-demand service to improve service delivery and ensure the GoZone is complementary to the Denton Connect fixed-routes bus service.



DCTA Transit Bus Source: 2005-2024 Community Impact Newspaper Co.

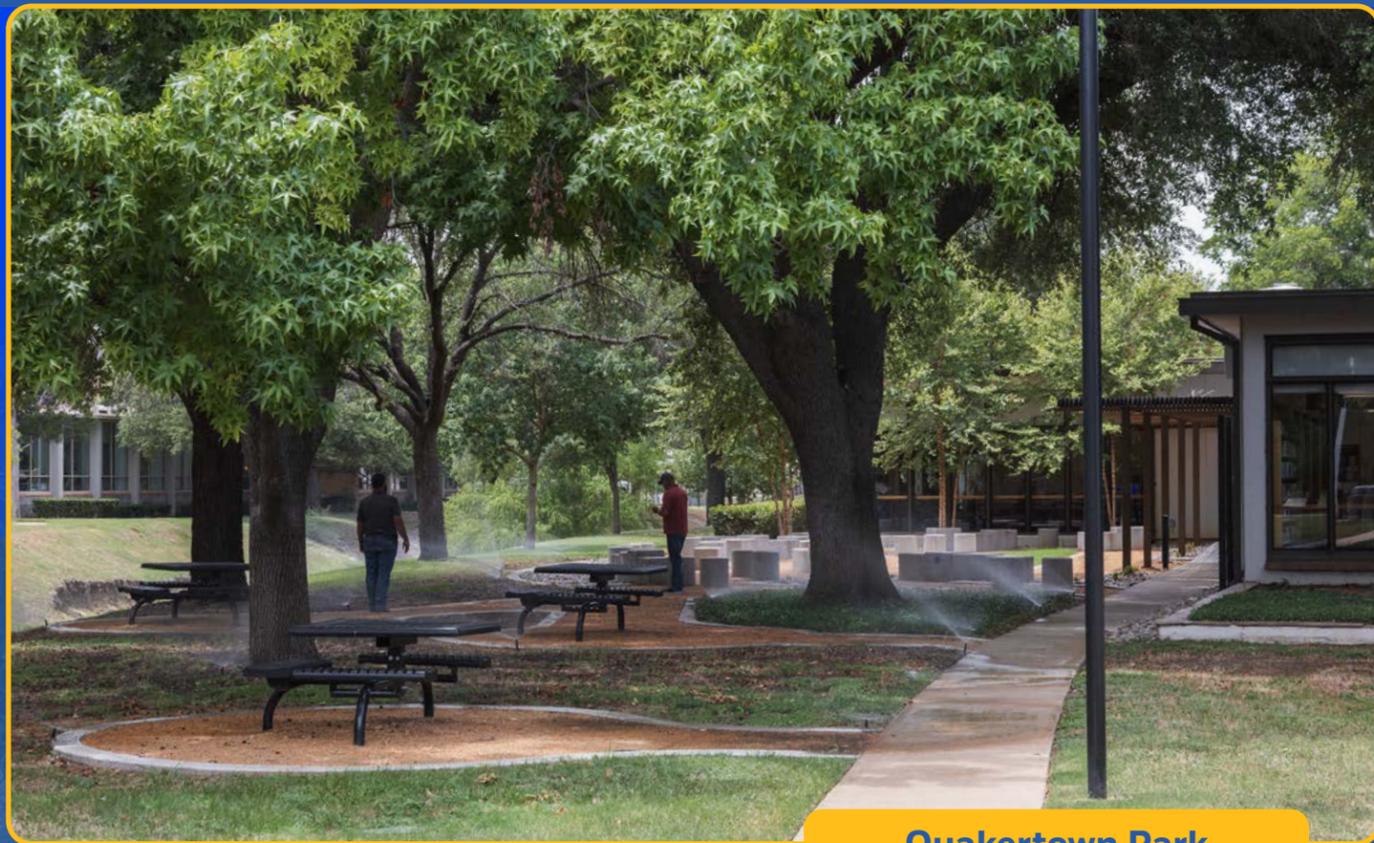
## Build Out Bus Stops

- The City and DCTA should update bus stop design standards to ensure all stops have an element of shade, whether from street trees, adjacent buildings, or a dedicated shelter.
- DCTA should consider updating bus stop design standards to ensure bus stop amenities are sensitive to the surrounding land use, neighborhood, and street context. Downtown bus stops could benefit from amenities such as benches, lighting, trash cans, real-time scheduling information, bicycle racks, and maps or other wayfinding information.
- The City and DCTA should coordinate on bus stop locations to ensure that all bus stops are accessible to all by connecting them to the greater pedestrian network using crosswalks, sidewalks, and curb ramps.
- DCTA should consider enhancements to the DDTC to better meet the needs of pedestrian and bicyclists.

## Enhance Transit Service

- DCTA and the City should continue to seek regular public feedback regarding transit service frequencies and service delivery to understand the ongoing health of the transit network.
- DCTA should continue to prioritize increased frequencies and expanded service hours for existing and future routes into Downtown.
- DCTA and the City should continue to work together to identify areas for GoZone service delivery in Downtown to enhance the overall transit network. They should continue to evaluate the GoZone on-demand service origin and destinations to identify potential fixed-route service adjustments and new routes.
- Review the current Mobility plans to ensure that the Downtown Denton Transit Center (DDTC) serves as a transit hub for Downtown Denton by including it as a key point along Denton’s bicycle and pedestrian infrastructure networks.

# Build a Network of Improved Public Spaces



**Quakertown Park**

## Build a Network of Improved Public Spaces

### Why is this important?

Enhancing parks and public spaces will elevate both the quality of life and economic vitality of Downtown Denton. Activating vacant lots and utilizing alleys and underutilized streets will not only improve pedestrian safety but also make Downtown more attractive to residents and businesses alike, bolstering economic growth. New and improved parks will provide central gathering places for residents, boosting community cohesion and serving as a catalyst for development while enriching the cultural landscape, fostering creativity, attracting visitors, and enhancing the overall vibrancy of Downtown Denton.

### What are we attempting to accomplish?

#### Enhanced Public Spaces



Create vibrant gathering areas to enrich the overall urban experience.

*Photo Source: Discover Denton*

#### Fostering Development



Leverage improvements in public spaces to stimulate economic activity.

*Photo Source: Mend Collaborative*

#### Featuring Denton History



Prioritize the preservation and unearthing of Denton's rich heritage and cultural identity.

*Photo Source: Mend Collaborative*



# Quakertown Park Master Plan

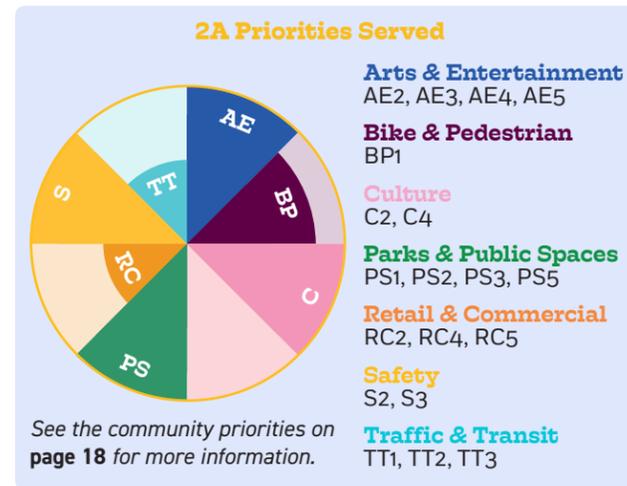
At 32 acres, the vast greenspace that is Quakertown Park is a distinctive and unique component of Downtown Denton. Historically a Freedmen's Town before being converted to a city park and later containing O'Neil Ford-designed civic structures and landscapes, Quakertown Park holds layers of history and story within its pastoral landscape. Today, the park is host to a variety of community events, civic spaces, and day-to-day activities, which this plan intends to continue to support. This plan aims to reveal and provide education and memorialization of the park's history while envisioning the next generation of park services.

This plan for Quakertown Park addresses four key goals:

- Recognize the Past
- Reestablish Natural Waterways
- Reconnect to Downtown\*
- and Reflect Downtown Today

By realizing these goals through implementable actions outlined in this plan, a vision for park improvements, connections, and storytelling can be achieved.

\*See Recommendation 1B for larger context of pedestrian routes and chill streets that connect with Quakertown Park.



Quakertown Park is a pastoral landscape that is a unique feature of Downtown Denton. Image credit Mend Collaborative.

## Recognizing the Past: A Position of Understanding

Recognizing the past involves telling full histories and acknowledging injustices. To make a case for action and outline proposed actions, telling the documented and oral history that we know so far of Quakertown Park is necessary to set a frame of reference.

What is now known as Quakertown Park was historically home to the freedmen's town of Quaker. Established by freed Black people in the 1870s, Quaker quickly became a thriving community with homes, businesses, churches, and a school. In the face of adversity and segregation, Quaker grew into a vibrant, self-reliant town within a town, with residents building a strong community that supported each other through mutual aid and cooperation.

Beginning in the 1870s, groups of families arrived in Denton as part of the wave of freed Black people relocating to urban areas after the full abolition of slavery in 1865. Like many freed Black people in the Reconstruction era, they prized education and its potential to create a better future for their children. The City's promise to construct a dedicated free public school for Black children played a major role in

their decision to settle in Denton. Constructed in 1878, the Denton Colored School, later renamed the Frederick Douglass School, occupied the corner of Terry and Holt avenues (near the present-day Denton Senior Center). Although it was a segregated school that received second-hand supplies from the Whites-only schools in the district, Frederick Douglass provided important educational access to Black children in Quaker.

Quaker continued to grow throughout the late nineteenth and early twentieth centuries. In addition to the school, Quaker was home to commercial shops and restaurants, lodges for men's and women's social organizations, and several churches. Residents included Dr. E. D. Moten, the first Black physician in Denton; Henry C. Bell, an early principal of the Frederick Douglass School; Ford Crawford, who owned a grocery store; Bert Crawford, who owned a mortuary; Anthony Goodall, who owned a cafe; and Henry Taylor, a gardener and landscaper whose park-like yard contained rare and notable white lilacs.



Masonic Lodge. Image Source: Denton County Office of History & Culture



Ford Crawford store. Image Source: Denton County Office of History & Culture



Members of the House of Ruth, a women's organization, photographed circa 1910. Image Source: Denton County Office of History & Culture



Residents Joe and Alice Skinner shortly after their marriage in 1913. Image Source: Denton County Office of History & Culture

In the 1910s, White city leaders began discussing the forced removal of residents from Quaker. The College of Industrial Arts (present-day Texas Woman's University) to the north of Quaker saw their proximity to the Black community as an obstacle to expansion and initiated the movement for displacement. White business leaders, civic organizations, and City officials joined in support and began promoting the idea of replacing Quaker with the City's first public park, disguising racist motivations behind Progressive-era improvements.

After the Frederick Douglass School mysteriously burned down in 1913, the City built a new school three years later in the southeast part of Denton, a less than desirable area located over a mile away from Quaker and well away from the city center. In 1921, the City voted to approve a bond issue to purchase the land occupied by Quaker and turn it into a park. Quaker residents were given the option to sell

their property outright or have the city move their houses and other buildings close to the new school in southeast Denton.

The decision to displace Quaker sparked anger and resistance from its residents. Black leaders protested the forced removal of Quaker, arguing that it was an act of racial discrimination and a violation of property rights. Quaker resident Will Hill filed a lawsuit against the city, but eventually dropped the suit out of fear for his family's safety. Quaker residents were threatened if they tried to resist displacement or tried to move into established White neighborhoods, and most ultimately had little choice but to leave their Quaker property and move to southeast Denton or leave the city altogether.

By 1923, approximately sixty Quaker families had been displaced and over seventy buildings, including homes, churches, and businesses, had been moved or demolished. What had been a robust town became vacant land.

While White city leaders promoted the creation of a city park as justification for the removal of Quaker, the area remained largely vacant for decades. The Denton Women's Club, one of the early supporters of a city park, constructed a building along the east side of Oakland Street in 1928, and the City constructed the Emily Fowler Public Library to the south of the Women's Club in 1949.

In the 1960s, the City hired famed Texas architect, O'Neil Ford, to design a master plan for the park, which would later become Civic Center Park. As part of the park, Ford designed a swimming pool with a sunbathing bank built into the landscape, the present City Hall with a front landscaped courtyard, the Civic Center, and an addition to the library. In the late 1970s, the Denton Senior Center was constructed in the park, designed to mimic Ford's original building designs.

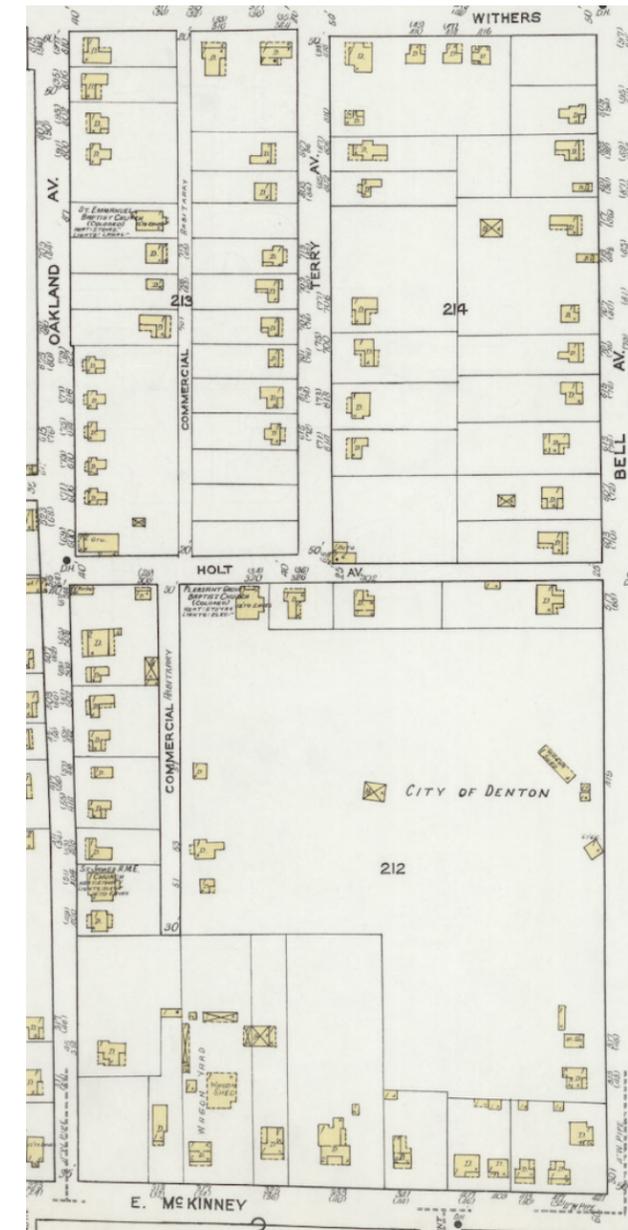


Image source: 1921 Sanborn map, Library of Congress

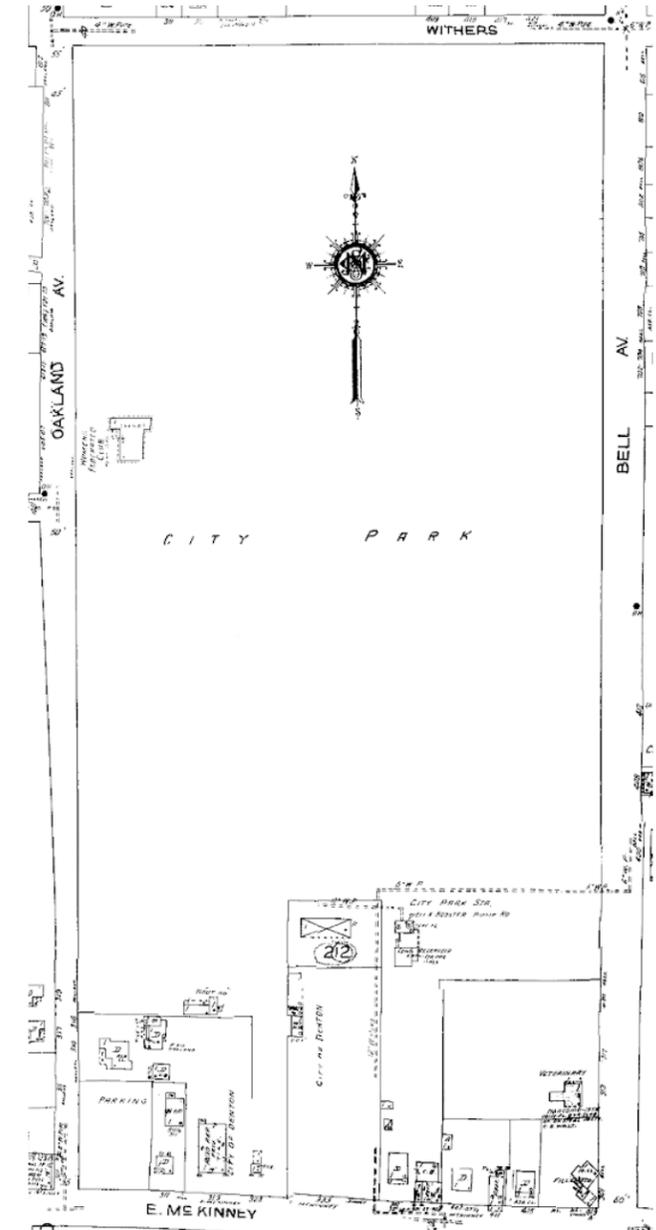


Image source: 1949 Sanborn map, ProQuest

In 2006, the park was renamed Quakertown Park in recognition of its history. City of Denton Landmark Markers, Texas Historical Markers, and informational wayside signs have been installed, a start to documenting the history of Quaker and its residents.

The City of Denton has designated several local landmarks within the park, including a Quakertown marker, the Denton Women's Club building, and the O'Neil Ford Civic Complex, which encompasses the full boundary of the park as well as the Ford-designed buildings within the park.

### The Case for Action

The destruction of Quaker has had a lasting impact on its residents and their descendants. It not only resulted in a loss of homes and businesses, but also disrupted the establishment of generational wealth and shattered a close-knit community that had endured decades of segregation and discrimination. Furthermore, this history and its impact was largely untold for decades. While recognition has begun within the city and its institutions, additional action is needed.

### Overall Concept Plan for Quakertown Park

#### Parking

- 1 Existing Civic Center Loading
- 2 Event Staging Parking (see action 2A.20)
- 3 Public Parking Lot (see action 2A.20)
- 4 Reconfigured Library Parking (see action 2A.19)

#### Supporting Structures

- 5 Event / Convention Building with Underground Parking (see action 2A.31)
- 6 Mixed Use Hotel/Retail wrap around Public Parking Structure (see action 2A.17, 2A.20, 2A.21)
- 7 Retail and Restaurant Hub with Plaza (see action 2A.17, 2A.9, 2A.21, 2A.29, 2A.30)
- 8 City Hall Expansion with Underground Parking (see action 2A.9, 2A.20, 2A.25)
- 9 Park Support and Public Restroom Building (see action 2A.9)
- 10 Park Cafe / Beer Garden and Bike Rental Building (see action 2A.22)

#### Outdoor Civic Event Space

- 11 Park Entry Plaza (see action 2A.17, 2A.22, 2A.30)
- 12 Historic Bridge Plaza (see action 2A.22, 2A.26, 2A.29, 2A.30)
- 13 Civic Center Event Plaza (see action 2A.22, 2A.26, 2A.30)
- 14 Existing Nook at the Library

#### Historical Monument

- 15 Quaker Historical Monument (see action 2A.1)
- 16 Quaker History Walk (see action 2A.4)
- 17 Quaker Terry Avenue Monument Walk (see action 2A.4)
- 18 Quaker White Lilac Monument Garden (see action 2A.5, 2A.6, 2A.7, 2A.11)
- 19 Quaker Remembrance Monument (see action 2A.2, 2A.3)

#### Play

- 20 Playground
- 21 Exploratory Nature Play Area

#### Flexible Lawn Space

- 22 Welcome Lawn (see action 2A.27)
- 23 Main Amphitheater Lawn (see action 2A.23, 2A.27)
- 24 Community Event Lawn (see action 2A.27)

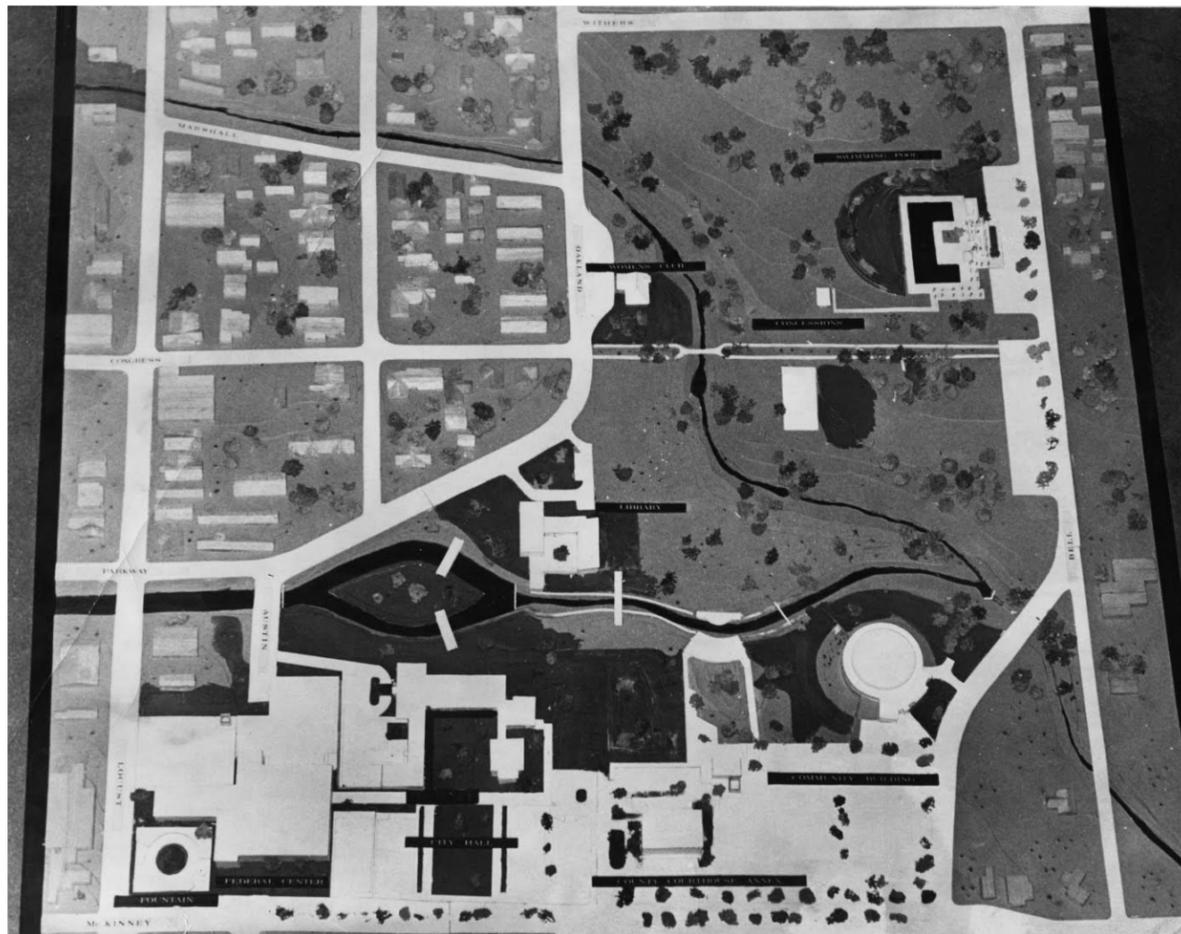
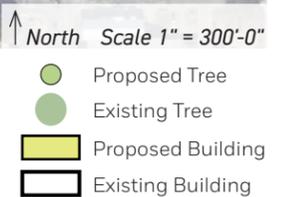
#### Connections

- 25 E McKinney Raised Park Crossing (see action 2A.17, 2A.18)
- 26 Treetop Raised Boardwalk (see action 2A.28)
- 27 New Wide Bridge (see action 2A.28)
- 28 New Pecan Creek Trail (see action 2A.28)
- 29 Widened Crossing at Historic Bridge (see action 2A.28)
- 30 Widened Pedestrian Park Entrance (see action 2A.22)
- 31 Land Bridge over Pecan Creek (see action 2A.28)
- 32 Pedestrian Park Entrance with Park Gateway (see action 2A.28)



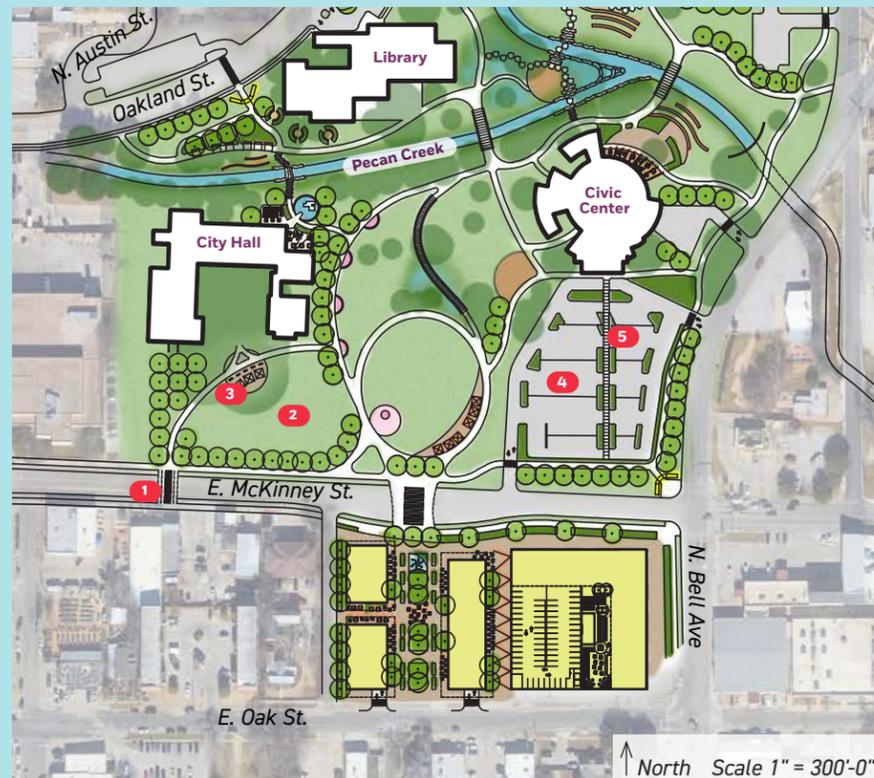
#### Nature and Community Space

- 33 Wetland Garden (see action 2A.11, 2A.12, 2A.16)
- 34 Exploratory Creek Crossing (see action 2A.14)
- 35 Creekside Seat Walls (see action 2A.14, 2A.29)
- 36 New Western Park Entrance and Denton Writers Walk (see action 2A.19, 2A.26)
- 37 Naturalized Creek Edge (see action 2A.10, 2A.11, 2A.14, 2A.15)
- 38 Amphitheater Grove (see action 2A.11)
- 39 Interactive Water Sculpture and Sunbathing Hillside (see action 2A.8, 2A.24)
- 40 Stepped Creek Edge - Temporary Creek Pooling Area (see action 2A.10, 2A.14, 2A.15)
- 41 Main Amphitheater



Circa 1965 Master Plan, designed by O'Neil Ford. Image Source: Denton County Office of History & Culture

### Alternate Concept Plan for Quakertown Park



- 1 Secondary Raised Pedestrian Crossing
  - 2 City Hall Event Lawn
  - 3 City Hall Event Plaza
  - 4 Reconfigured Civic Center Parking Lot
  - 5 Pedestrian Pathway within Parking Lot
- Proposed Tree
  - Existing Tree
  - Proposed Building
  - Existing Building

In the event that the full vision for Quakertown Park as envisioned on the previous page isn't able to be realized on the southern end of the park with the addition of a City Hall expansion and new Event / Convention building, an alternate, less development-intensive option is provided above.

In this alternate option, the lawn in front of the existing City Hall is formalized into an event lawn where stages can be set up for concert events. A small public plaza is added between

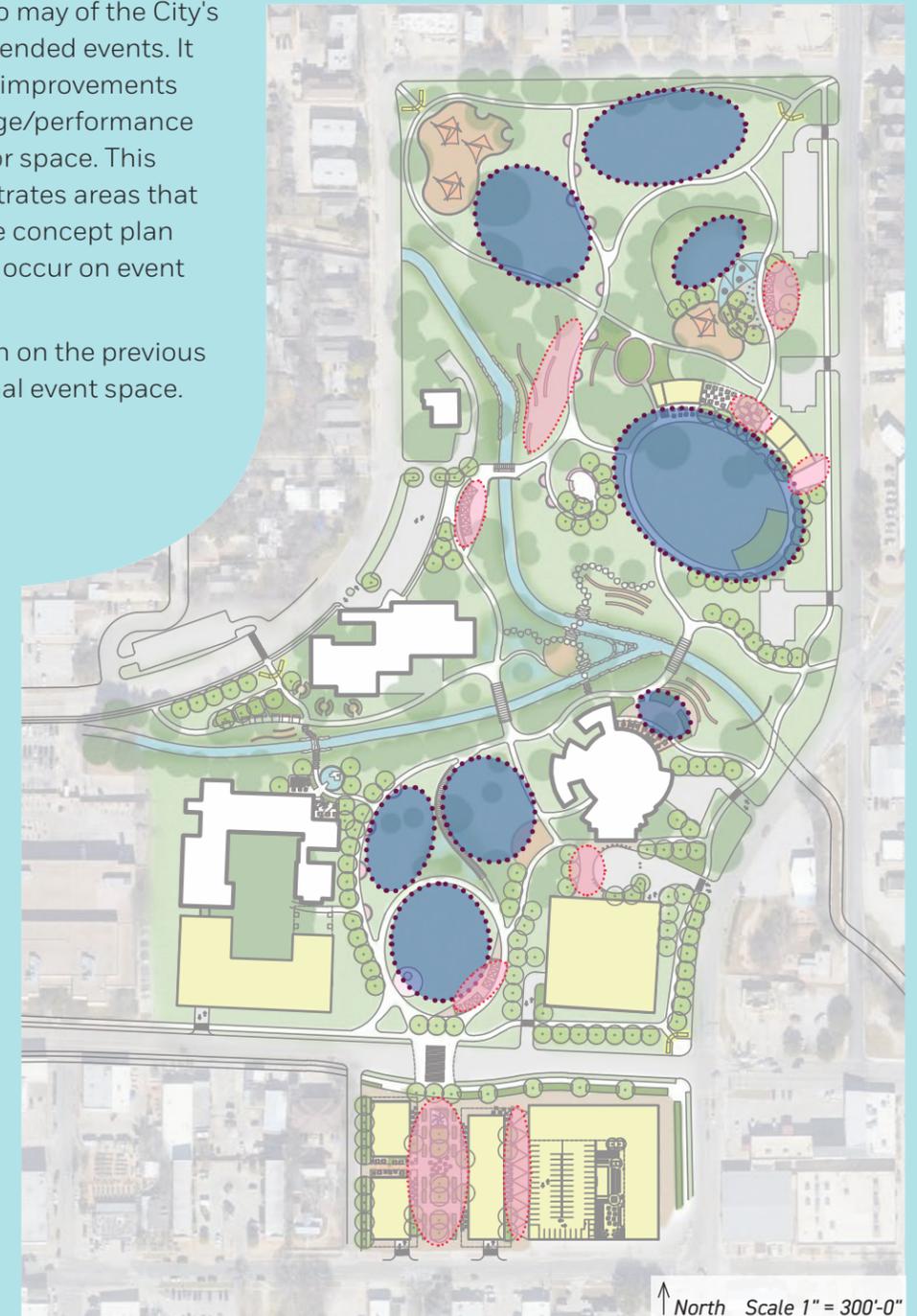
the lawn and City Hall's Courtyard, providing a space for vendors to set up and people to rest under the shade of the courtyard's mature canopy. A small community orchard provides a buffer from the adjacent property and a fun way for people to engage with the landscape.

The Civic Center's parking lot can be significantly reconfigured to provide for more green planting areas and a buffered pedestrian route through the lot.

### Event Set Up Plan for Quakertown Park

Quakertown Park is host to many of the City's most exciting and well-attended events. It is important that any new improvements in the park provide for stage/performance space, as well as for vendor space. This event set up diagram illustrates areas that have been identified in the concept plan where these activities can occur on event days.

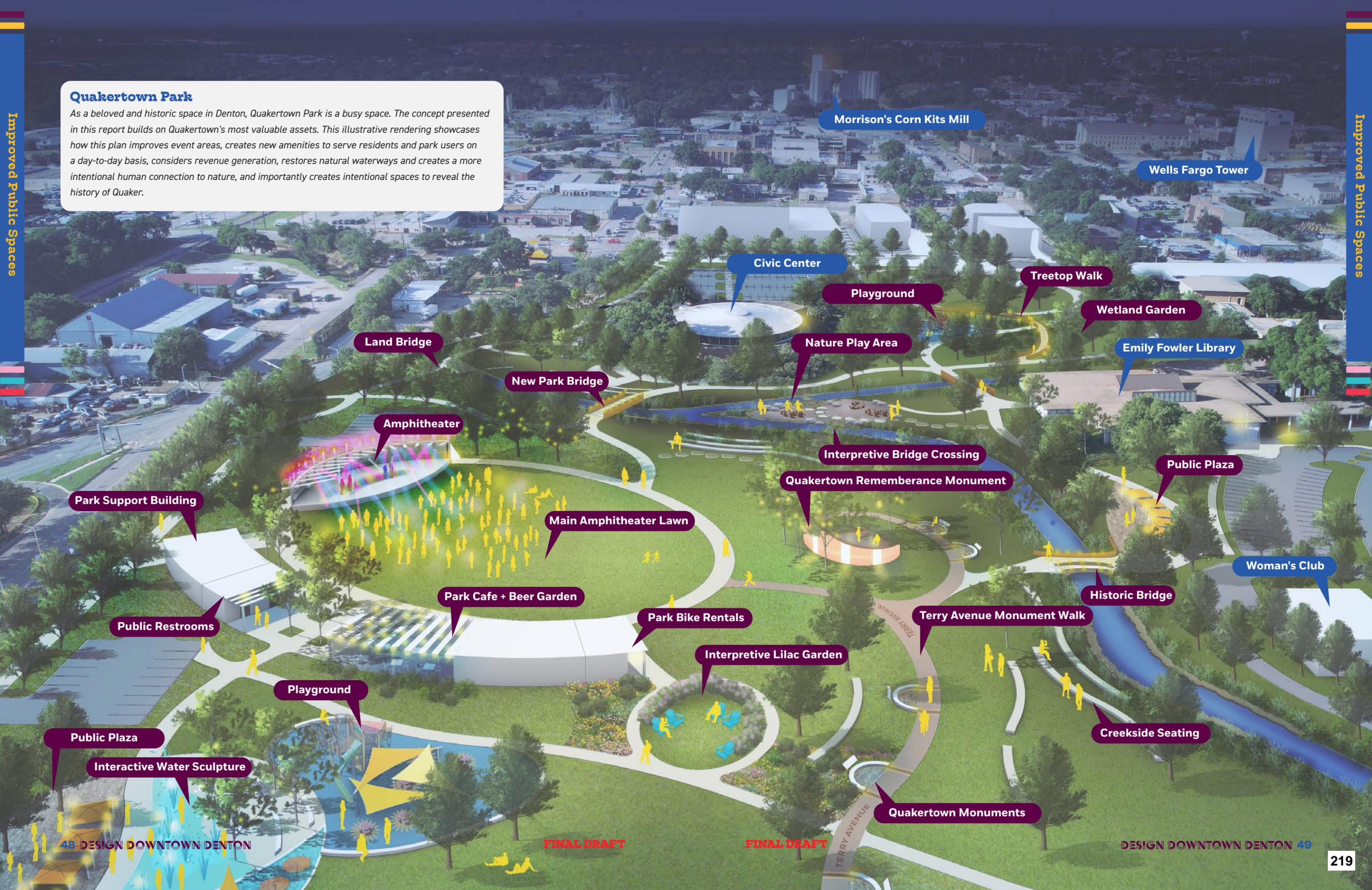
The alternate concept plan on the previous page provides for additional event space.



- Open Lawn for Stage or Performance
- Vendor Space

### Quakertown Park

As a beloved and historic space in Denton, Quakertown Park is a busy space. The concept presented in this report builds on Quakertown's most valuable assets. This illustrative rendering showcases how this plan improves event areas, creates new amenities to serve residents and park users on a day-to-day basis, considers revenue generation, restores natural waterways and creates a more intentional human connection to nature, and importantly creates intentional spaces to reveal the history of Quaker.



Morrison's Corn Kits Mill

Wells Fargo Tower

Civic Center

Treetop Walk

Playground

Wetland Garden

Land Bridge

Nature Play Area

Emily Fowler Library

New Park Bridge

Amphitheater

Interpretive Bridge Crossing

Public Plaza

Park Support Building

Quakertown Remembrance Monument

Woman's Club

Main Amphitheater Lawn

Park Cafe + Beer Garden

Historic Bridge

Public Restrooms

Park Bike Rentals

Terry Avenue Monument Walk

Interpretive Lilac Garden

Creekside Seating

Playground

Public Plaza

Quakertown Monuments

Interactive Water Sculpture

**Proposed Actions**

The history of Quaker is both a testament to the resilience of Quaker residents and a reminder of the systemic racism Black communities continue to face today. This history should be well-represented in the future plans for Quakertown Park to encourage reflection on the past and help inform a more equitable future. Representation of this history should be designed in close collaboration with the Black community of Denton, especially the descendants of Quaker residents.

The following recommendations reflect comments from a series of listening sessions and discussions with the Black community and descendants of Quaker residents held in the spring of 2024. Recommendations demarcated with a numerical label can be directly cross-referenced with the Overall Concept Plan for Quakertown Park on page 35 and example images.

**Intermediary Actions Prior to the Start of Construction of Park Improvements:**

The City should establish plans, procedures, and funding for future archaeological investigations in sensitive areas likely to experience ground disturbance in future redevelopment work. Test holes and/or remote sensing, such as ground penetrating radar, could be utilized to inform future planning.

Additionally, the City should encourage and facilitate further oral history interviews with Quaker descendants. These oral histories should be recorded, transcribed, indexed, and placed in a public repository at UNT, TWU, or the Baylor Institute for Oral History.

Descendants of Quaker have also expressed desire for the City to identify a permanent interior space for an exhibit on Quaker. The City should begin identifying where an existing building can support this, or if a new space should be created.

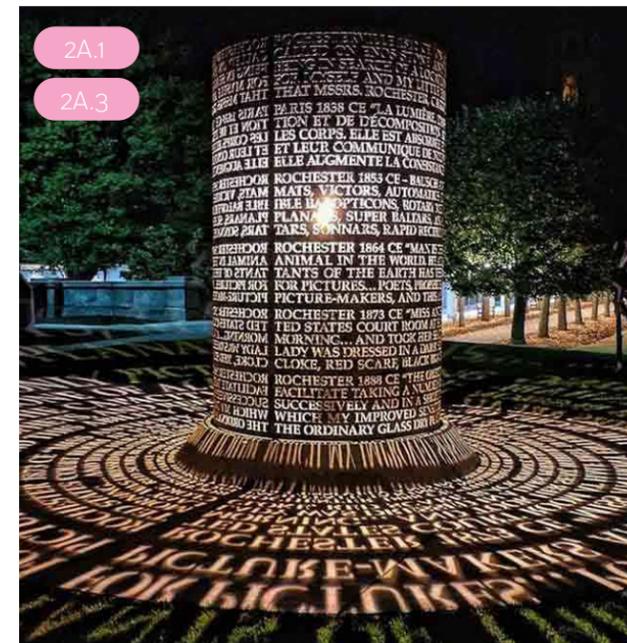
**Park Design Actions:**

- The park should contain multiple monuments to represent the history of Quaker throughout the entirety of the park.
  - » 2A.1 Monuments throughout the park can vary in size and impact, but ones closer to the park edges should be highly visible from outside of the park to draw visitors in. For example, size and/or lighting could be used to create visual impact and draw people in.
  - » 2A.2 The Frederick Douglass School was an important catalyst for the establishment of Quaker and should be commemorated with a monument.
  - » 2A.3 Names of the Quaker residents who were displaced should be commemorated in a monument. Additional research may be necessary to ensure all displaced residents are included.
  - » 2A.4 Physical locations of at least some buildings, including churches, stores, and residences, should be commemorated along the "Terry Avenue" walk. This could be through markers/signage and/or through physical representations of buildings.
  - » Consider how monuments will interact with the current use of the park. For example, monuments installed flush with the ground may not be practical, especially during events with hundreds of visitors walking and park vehicles driving across the grounds.
- The park should contain informational signage throughout that tells an accurate, authentic story of Quakertown.

- Landscaping should be utilized to reflect the history of Quaker.
  - » 2A.5 White lilacs should be incorporated as a design motif to commemorate Quaker resident Henry Taylor's garden.
  - » 2A.6 Landscaping should incorporate native or adapted plants that bloom in all seasons to represent the perpetually thriving and resilient Quaker community.
  - » 2A.7 A healing or tranquility garden should be incorporated to provide visitors with a place to reflect and rejuvenate.
- The City should establish dedicated funding for ongoing maintenance of monuments and markers/signage.
- The City should consider creating a permanent exhibit within a new or existing building to display artifacts and documents, play oral histories, and show the future Quaker documentary. The proposed new civic structures in the park could contain a permanent exhibit while providing space for rotating exhibits.



The Smokey Hollow commemoration "spirit houses" in Cascades Park in Tallahassee, FL and the ghost houses at Franklin Court in Philadelphia are examples of how buildings can be physically represented. Image sources: Architect Magazine, National Park Service



Memorial Art Gallery of the University of Rochester - "Argentum: Double-Positive" Image by J. Adam Fenster



Interpretive signage with etched glass/plexi panels can be used to reference the historic built landscape. Image source: National Park Service

### Historic Preservation Actions related to Development Opportunities:

- **2A.8** Revise and clarify the local landmark designation of Quakertown Park to limit it to the O'Neil Ford-designed buildings and landscape features that remain intact:
  - » City Hall & courtyard
  - » Civic Center
  - » Sunbathing Hillside at the current Civic Center Pool
  - » Emily Fowler Library
  - » General shape of the creek
- **2A.9** Generate design guidelines for new construction in the park that protect the historic character. New construction should:
  - » Be compatible in materials and massing to the historic buildings
  - » Avoid touching the historic buildings or, if necessary, use a visually lightweight hyphen to connect to the historic building
  - » Retain the City Hall courtyard
  - » Retain viewsheds of the primary elevations of the buildings
- Require archeological monitoring for any new construction that will lead to ground disturbance in areas suspected to have Quaker-era or Native American below ground resources.
- **2A.10** Remove excess concrete and re-naturalize the creek to align with the original O'Neil Ford design for the park, which followed the natural contours of the creek bed and took advantage of existing topography for vistas and pathways.

### Programming Actions:

- Create an annual event that commemorates Quaker, similar to the Tulsa Black Wall Street Legacy Festival.
- Create guided and self-guided tours that tell the history of Quaker. Creating and leading tours could be an opportunity for partnership between the City of Denton and the Denton County Office of History and Culture.
- Initiate an Artist-In-Residence program that works with the City, specifically within Quakertown Park and throughout Downtown on installations regarding the commemoration of Quaker. The Artist-In-Residence will advise on major City initiatives, lead their own artistic and curatorial projects, and have dedicated workspace within a space in or near Quakertown Park. This program will work to fulfill artistic story-telling about Quaker until and beyond the realization of permanent artistic monuments are realized.

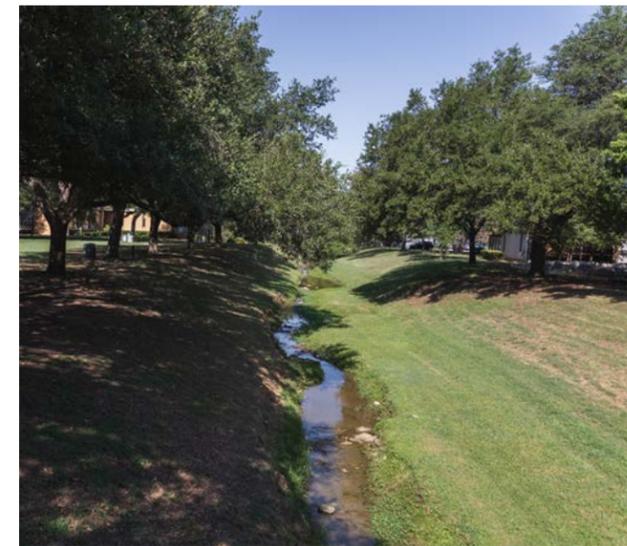


The 2024 Black Wall Street Legacy Festival in Tulsa, OK is a "series of free events and programs in May commemorating the 1921 Tulsa Race Massacre. The event is led by survivors and descendants, with the intent of sharing truth, inspiring hope, and extending tradition". Image and Quote Source: The Black Wall Street Times

### Reestablishing Natural Systems: The Case for Action

Over time, the natural systems in Quakertown Park have been neatly hemmed into a tidy, well-manicured, and efficient park landscape. Unfortunately, the landscape of the park today is a departure from sustainable land management practices, and reduces the already fragmented natural habitats of many beneficial plants and animals.

Expanses of tidy lawns, often perceived as quintessential features of human-inhabited landscapes, carry significant ecological drawbacks. Their vast expanses disrupt natural systems by displacing native vegetation, reducing biodiversity, and altering soil composition. Traditional lawn care practices, such as frequent mowing and fertilization, contribute to environmental degradation by polluting waterways and harming beneficial insects and wildlife. Lawns also have no effect in slowing water movement in large storms, and can exacerbate accelerated stormwater flow.



Non-natural creek edges lead to dangerous maintenance routines on steep slopes and increased erosion. Image by Mend Collaborative

In a similar capacity, natural creek edges offer ecological and aesthetic benefits that concrete creek edges do not. The organic shape and diverse vegetation of natural creek edges provide vital habitat for many plant and animal species, fostering biodiversity and supporting local ecosystems. In contrast, concrete creek edges increase water temperatures, accelerate water flow, hinder the movement of wildlife, and do not support natural vegetation. Naturalized creek edges absorb excess water during heavy rainfall, reducing the risk of flooding and erosion, and help keep water cool.

Natural landscapes also contribute to the scenic beauty of parks and green spaces, enhance recreational opportunities, and promote community well-being. By restoring natural spaces in Quakertown Park, we can safeguard ecological integrity, mitigate flood risks, encourage a deeper human connection to nature, and enhance the overall resilience of our landscapes. The Overall Concept Plan seeks to "unhem" some of the edges of these systems, reestablishing a more natural function to the park's ecologies.



Large expanses of lawn have their place in event areas, but there are many opportunities to introduce more natural landscaping for visual interest and ecological health in the park. Image by Mend Collaborative

## Proposed Actions

Vegetation improvements in the park will increase flora and fauna diversity and contribute to an improved park experience for visitors:

- **2A.11** Increase areas of natural vegetation in the park with native plant beds of shrubs, perennials, and trees.
- **2A.12** Implement Green Infrastructure strategies, such as rain gardens or bioswales, in areas of the park where water frequently collects or swales toward the creek.
- **2A.13** Create areas of native pollinator habitats in areas of the park that are less actively used to support pollinators that have been observed in the park, such as butterflies, bees, and moths, with native plant beds and pollinator lawns. These areas could occur on the grounds within the park, or on green roof installations on buildings within the park.

Naturalizing the creek edges in strategic locations will contribute to improved water quality, assist in mitigating extensive flooding events, and provide scenic areas for people to gather and explore:

- Remove the concrete channel within the central portions of the park and restore the creek edges in both branches of Pecan Creek with a variety of strategies:
  - » **2A.14** Gabion baskets or stepped edges can provide ways for people to sit along the creek edge and relax along a more natural shore.
  - » **2A.15** Reduced slope and naturalized planted edges will provide habitat for flora and fauna, and can provide critical breeding habitat for water species.
- **2A.16** Slow down stormwater and treat it where it falls by building rain gardens or naturalized channels where water naturally rests or flows through the park toward Pecan Creek.



*Clover lawns can function as traditional mown lawns but also provide ecosystem services. Image from Outsidepride.*



*Natural plant beds can frame spaces and enhance the beauty of the park. Image from Frank+Grossman Contractors.*



*Areas of seating outcropping from a naturalized creek edge allow people to connect to nature. Image of Park "Taubenloch" by Uniola.*

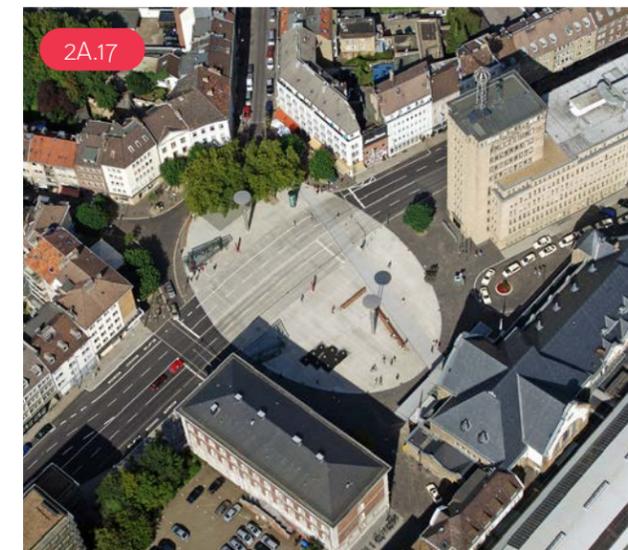


*Naturalized creeks provide areas of habitat and increased ecological function and visual interest. Image of La Rosa Reserve Stream Daylighting by Boffa Miskell.*

## Reconnect to Downtown: The Case for Action

Today's connection to the core of Downtown Denton from Quakertown Park is difficult to navigate, with unclear access routes into the park, safe routes along accessible sidewalks, and a visual barrier to the park due to large expanses of unprogrammed lawn space and parking lots. Close to 50% of the park edges are drive entrances or parking lots. Quakertown Park is a respite in the City, a place to cool down, to engage in recreation, and to gather with community. For such an incredible resource so close to Downtown, Quakertown Park is missing a "grand entrance"; a sense of arrival in a welcoming green space that some of the best parks provide. Due to the size of the park, there is opportunity to create various entrances depending on the direction park visitors are traveling from or what their intended targeted use within the park is.

For Quakertown Park to become a seamless part of Downtown Denton, it needs to be reconnected at its edges and along main downtown arterials with safe and accessible pedestrian routes, clear bike routes, and by repurposing parking areas for added park space.



*Aachen Station Square in Belgium. Image and design by HH+F Architekten Hentrup Heyes + Fuhrmann*

## Proposed Actions

- **2A.17** Create an intentional park entrance for travelers using the East McKinney and Oak Street corridors. Create a raised, expansive crossing for pedestrians and bicyclists over East McKinney Street just east of Oakland Street, stretching the park over McKinney to create an intentional, welcoming entrance to the park on the southern edge.
- **2A.18** Implement improvements along streets connecting to the park from the Downtown core, allowing for safe and accessible routes for pedestrians and bicyclists to navigate between the two spaces.
- **2A.19** Create an intentional park entrance for travelers coming from the Locust Street corridor by converting the parking lot behind the library into park space. This would create a welcoming and intentional entrance into the park from the west. The current library parking would then need to be relocated across Oakland Street to the vacant city-owned lot at the corner of N Austin Street and Oakland Street.
- **2A.20** Reduce the amount of surface street parking that occupies the edges of the park by removing areas of surface parking and creating structured parking across East McKinney Street.

## Reflect Downtown Today: The Case for Action

Quakertown Park has been a vital place for community gathering, civic activities, festivals, and daily park use for decades. Updating Quakertown Park's features and amenities for modern uses is crucial to ensure that this valued public space remains relevant, accessible, and enjoyable for the Denton community. As societal needs evolve and urban landscapes change, parks must adapt to meet the diverse demands of their users. Integrating contemporary features such as sustainable landscaping, accessible amenities, and customized facilities that better serve park users of today will not only enhance the overall appeal of the park but will also foster a sense of inclusivity and well-being among park visitors. With the overall vision of the future of Downtown Denton proposed to enhance downtown into a vibrant, dynamic place that enriches the quality of life for residents and visitors alike, Quakertown Park should be considered a key component of achieving that vision.

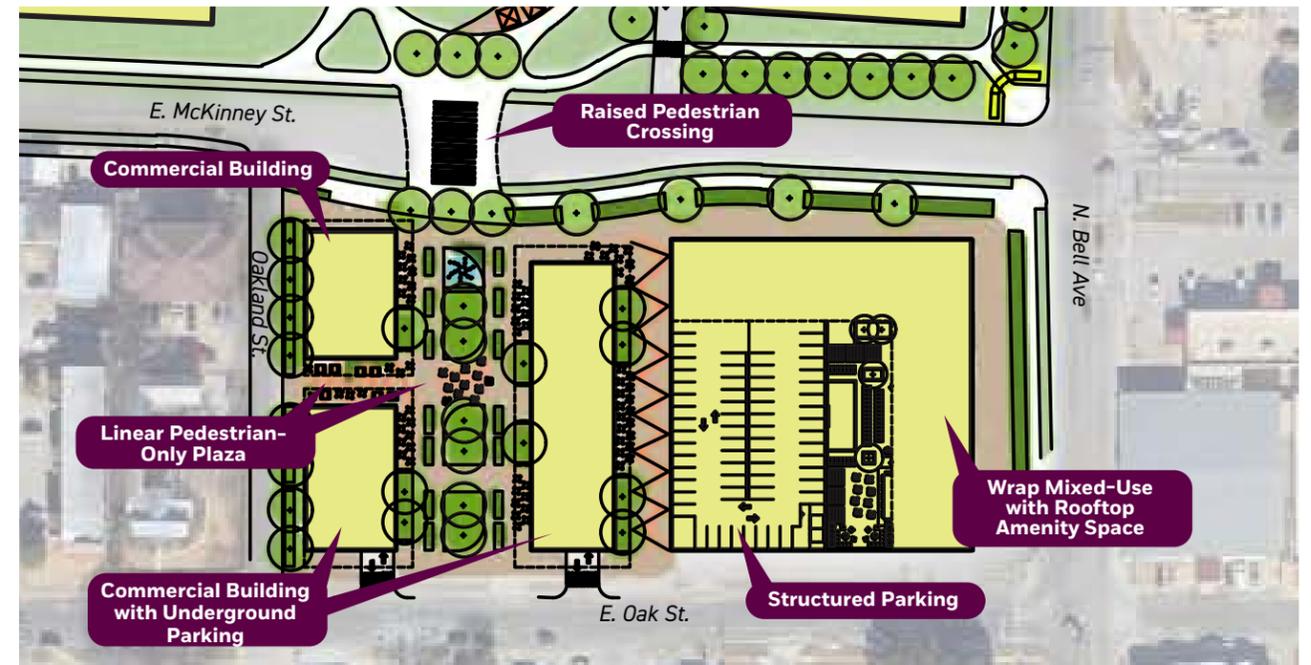


Ithaca Commons is a pedestrian-friendly linear plaza flanked by restaurants and retail, flexing between vibrant day-time activities and exciting evening and night-time programming. Image Credit Sasaki.

## Proposed Actions

Creating development opportunities within the park and near the park will expand the vibrant commercial activity in Downtown through the park:

- **2A.21** Extend Quakertown Park across East McKinney Street, connecting the park to a new development of commercial and public spaces south of the park. This new development area should:
  - » Establish a connection between park and downtown
  - » Be a transition between downtown and park (and vice versa) with commercial (restaurant/retail), permanent market space for a farmer's market, and open public spaces.
  - » Feature a centralized public plaza within the new development area that creates a visual connection to Quakertown Park for gathering, seating, landscaping, food trucks, and water play.
  - » Provide temporary programming, such as food truck spaces, pop up splash pads, pop up vendor markets, or chalk events.
  - » Anchor the corner of Bell and McKinney with a mixed-use building with restaurants or retail facing the park and wraps a parking structure for public parking.
  - » Install temporary bollards to close East McKinney for special events, such as the Arts and Jazz Festival.
- **2A.22** Build buildings and facilities within the park to support cafes, bike rentals, and pop-up or food truck spaces to activate different areas of the park and create commercial activity in unique spaces.
- Create a policy to prioritize or incentivize programs and opportunities for Black Dentonites to have primary access to commercial and/or incubator spaces within City-owned spaces at or near the park (intent to right historic damages where displacement removed generational wealth opportunities for this community).



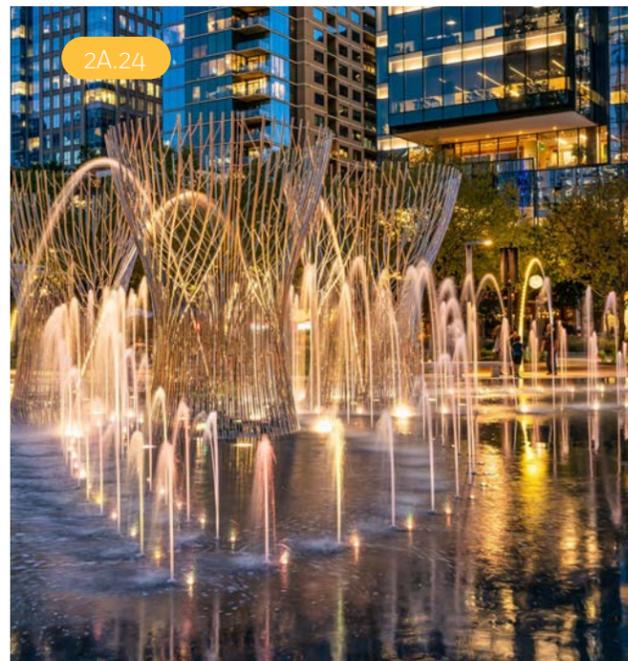
The Porch in Cincinnati's Washington Park is a great example of a community rest stop in the park, where folks can drop by for a soda, beer, wine, or snack, and sit in the shade surrounded by nature. Facilities like this can operate via contracted vendor, City-operated vending, or seasonal/rotational vending. Image Credit Cincinnati Center City Development Corporation.



Farmers Market Pavilion and Plaza in Eugene, OR. Image Credit City of Eugene, OR.

Many facilities in Quakertown Park have reached a point in their lifespan where they either require significant facility updates, renovations, or new facilities in order to meet modern uses and function properly. The Overall Concept Plan recommends:

- **2A.23** Relocate the Senior Center elsewhere in Denton, creating a new state-of-the-art facility for seniors and turning this area of Quakertown Park back to green park space.
- **2A.24** Re-vision the Civic Pool to an interactive and artistic spray feature, play area, and community sunning hill.
- **2A.25** Expand City Hall to the south to provide much needed space for city staff in a modern facility while preserving the existing O'Neil Ford building.
- **2A.26** Update the landscaping around the Civic Center and the Emily Fowler Central Library to provide more outdoor space for activities and events at these facilities.



The interactive and artistic fountain in Klyde Warren Park in Dallas excites kids with shooting jets, fantastic water shows, and provides a cooling and pleasing environment. Image Credit OTL.

Design the park with the intention of accommodating for large events in a more organized and intentional manner, including:

- **2A.27** Creating more intentional spaces for performance areas and stages, including a new main amphitheater and several open lawn areas for temporary stages.
- **2A.28** Updating circulation routes to alleviate congestion and make the park safer for larger gatherings, including adding a third bridge over Pecan Creek near the Civic Center and "exploratory" creek crossings between City Hall and the Library and where the creek branches converge.
- **2A.29** Design seat walls throughout the park near areas where vendors will regularly set up to provide concealed yet convenient places for vendors to hook up to power and water for events.
- **2A.30** Adding open plaza spaces that can be easily occupied by vendors during events. These spaces should be paved in brick or concrete, have adequate space for vendor booths/tents and visitors, and provide utility hookups such as power. When not used for vending, these spaces can be occupied by cafe tables and chairs for use by park users.
- **2A.31** Build a new event or convention building adjacent to the Civic Center. This building should have underground parking to accommodate for its users, as well as Civic Center guests and general park users.



The Fayetteville Festival Park Performance Pavilion is a beautiful sculptural piece of architecture when not in use, and provides a stunning experience for audiences while in use. Image credit Clark Nexsen.



Concrete seat walls within the park landscape can be clever ways to provide park seating, but double as utility hook ups for vendors during events. Image credit Architonic.



Moore Square in Raleigh, NC was designed to allow for flexibility of spaces for different programming. There are permanent structures for vendors in the park, with plenty of park seating during casual park days, but also areas where these spaces can be converted to pop-up vending for events and festivals. Images from Moore Square Market and Landscape Architecture Foundation.

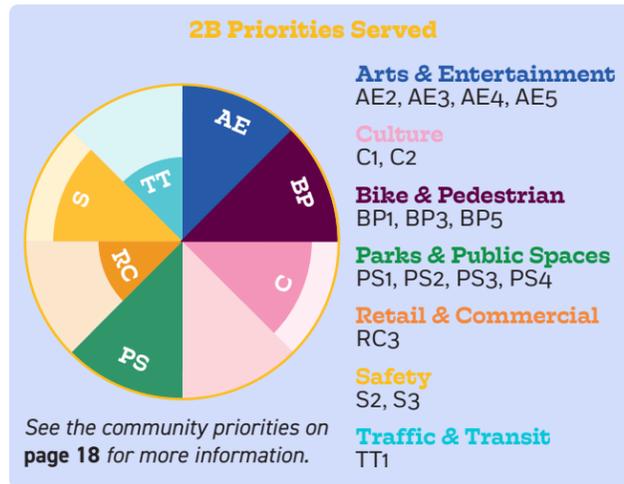


A new bridge like this one in Barnes Park, Sunderland, UK, will alleviate heavy traffic in the park, increase safety during events, and add touch of modern flare to the park.



# Activate Vacant Lots

Downtown Denton has several underutilized or vacant lots. Activating these parcels offers opportunities to enhance the public parks and open space network, combat extreme temperatures through additional greenspace, and increase economic opportunity within Downtown through events. Initial low-cost improvements such as trees, planters, and benches will enhance comfort. As Denton grows, strategic plans and guidelines for additional pocket park spaces should be created for public and private development.



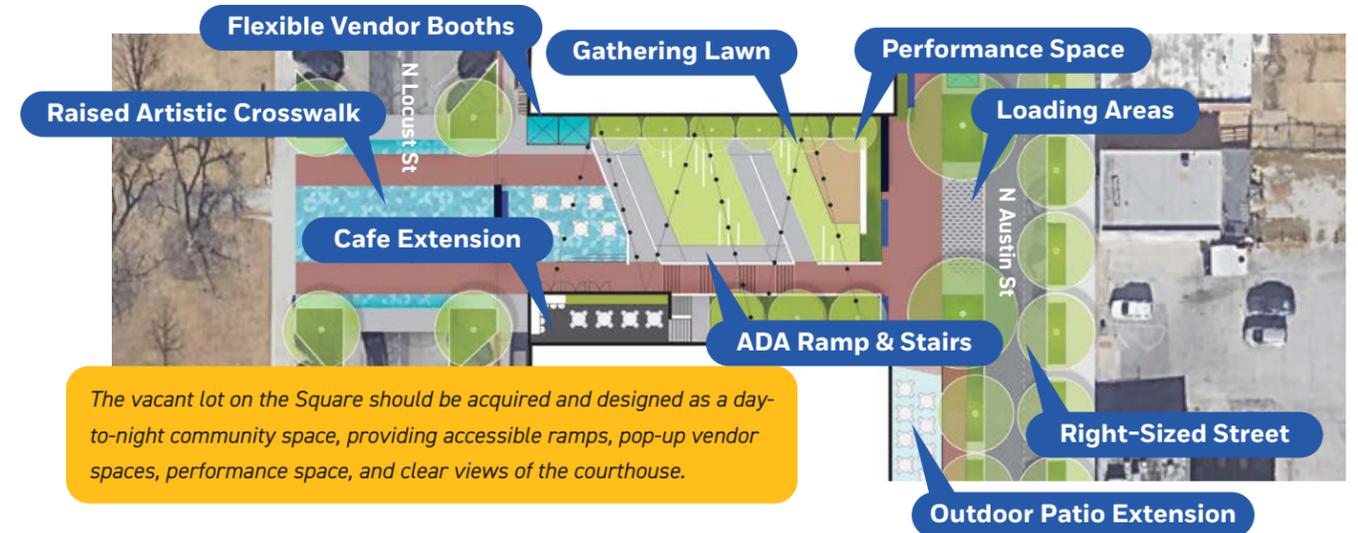
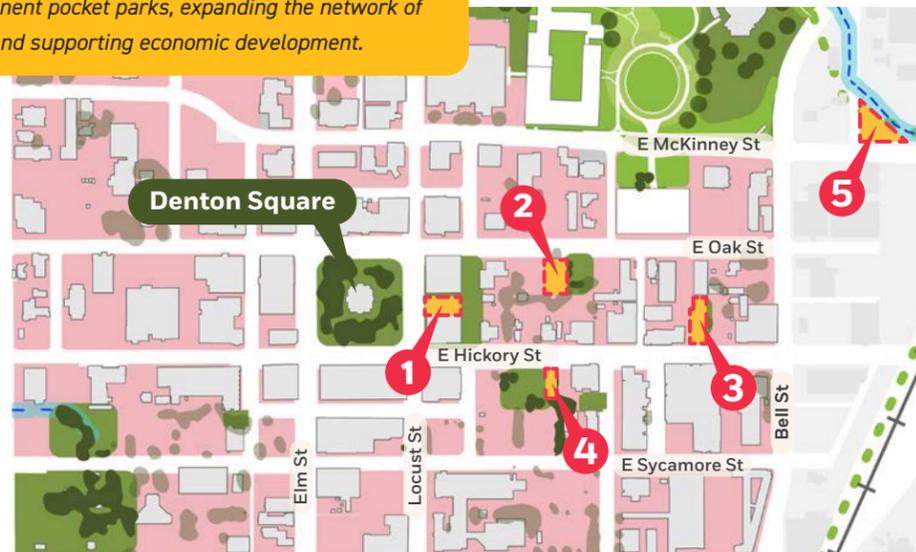
## The Case for Action

As Downtown is further developed, vacant and underutilized parcels should be identified to build the parks and open space network and support economic development goals. The vacant lot on the Square has the potential to enhance the downtown public realm and connect the Square to other active areas Downtown such as Austin Street.

Other underutilized or private parcels around Downtown could become pocket parks that offer public amenities and integrate public art to enhance the overall Downtown environment. The proposed actions focus on the identified parcels (See map below) and offer considerations that can be applied to other properties around Downtown.

This map shows existing and proposed open space and identifies vacant lots that could become temporary or permanent pocket parks, expanding the network of parks and open space Downtown and supporting economic development.

- 118 N Locust Street (Lot on the Square)
- 206 E Oak Street
- 179 E Hickory Street
- 321 E Hickory Street
- 427 E McKinney Street



The vacant lot on the Square should be acquired and designed as a day-to-night community space, providing accessible ramps, pop-up vendor spaces, performance space, and clear views of the courthouse.

## Proposed Actions

### General Recommendations for Lot Activation:

- Develop guidelines for pocket parks within future Parks and Open Space plans.
- Create a Lot Activation Policy to support the temporary activation of privately- and publicly-owned lots to enhance vacant space until they can be developed.
- Add trees for shade and/or planters to combat rising temperatures in summer.
- Seek public input for amenities, considering benches, water fountains, pet waste stations, restrooms, trash cans, etc.
- Work with the Public Arts Committee to identify opportunities for temporary or permanent artworks.
- Integrate developed branding and wayfinding to distinguish public spaces, see Recommendation 4F.

### Activate the Lot on the Square:

This lot has been identified as a potential catalyst project for Downtown improvements, integrating Chill Streets and Pedestrian Priority Routes in Recommendation 1B. See pages 62 and 63 for the full vision.

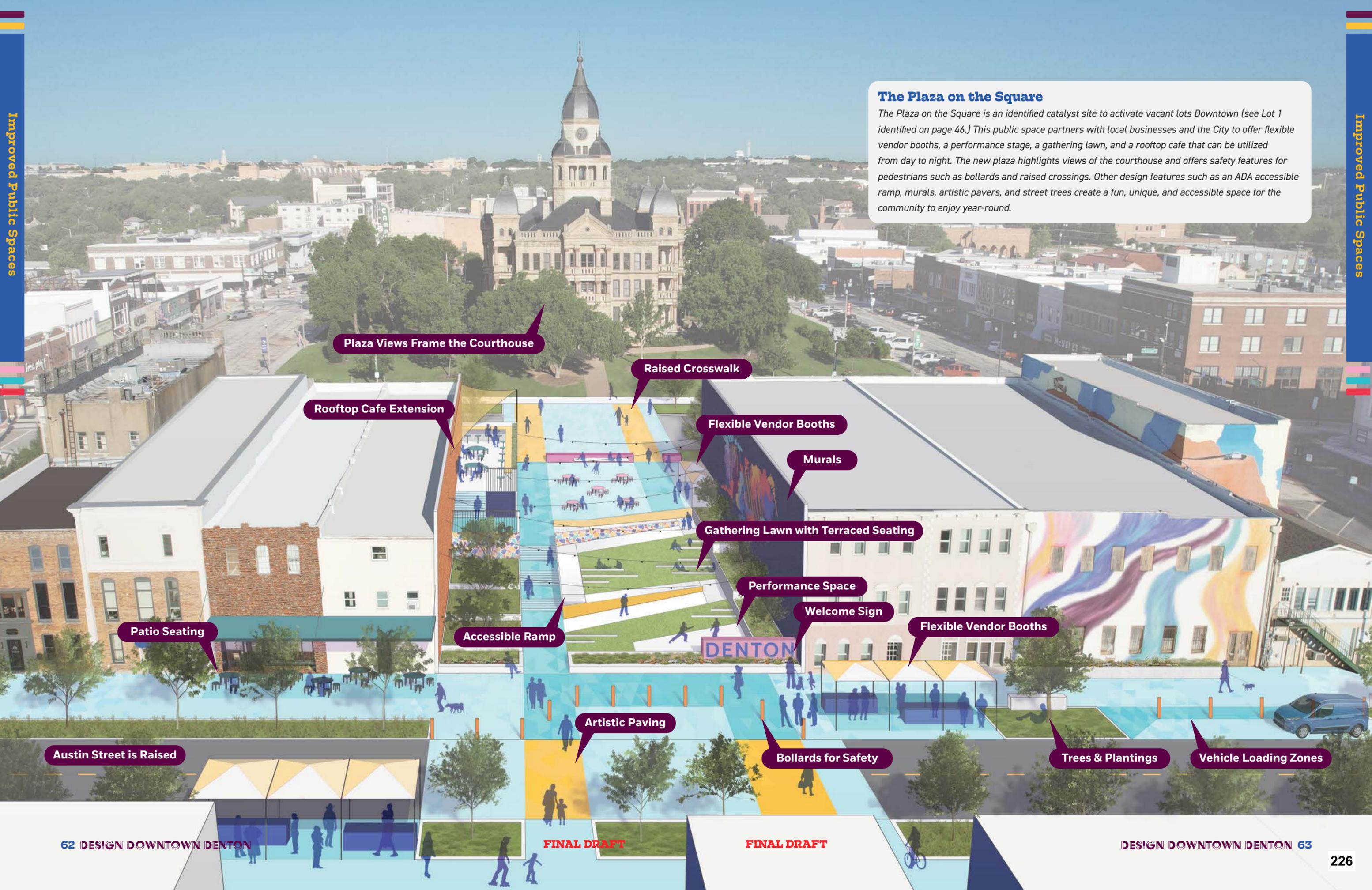
- Purchase and develop the parcel as a multi-use public plaza.
- Cater the space to support markets and temporary events that will support economic activity by integrating vendor booths.
- Extend the plaza across N Locust Street, towards the courthouse, through a mid-block, raised crosswalk.
- Integrate a stage and terraced seating for events, working with existing grade changes across the site.
- Use this connection to develop an ADA-compliant pedestrian network east from the Square.
- Create space for outdoor cafe seating and work with local restaurants and/or create opportunity to support food trucks or pop-up cafes.
- Extend design improvements along Austin Street, adding trees, bollards, and flexible event space to ensure cohesive activation.



Temporary planters, umbrellas, and cafe seating transform a corner lot in Philadelphia, PA. Source: NACTO

### The Plaza on the Square

The Plaza on the Square is an identified catalyst site to activate vacant lots Downtown (see Lot 1 identified on page 46.) This public space partners with local businesses and the City to offer flexible vendor booths, a performance stage, a gathering lawn, and a rooftop cafe that can be utilized from day to night. The new plaza highlights views of the courthouse and offers safety features for pedestrians such as bollards and raised crossings. Other design features such as an ADA accessible ramp, murals, artistic pavers, and street trees create a fun, unique, and accessible space for the community to enjoy year-round.



Plaza Views Frame the Courthouse

Raised Crosswalk

Rooftop Cafe Extension

Flexible Vendor Booths

Murals

Gathering Lawn with Terraced Seating

Performance Space

Welcome Sign

Flexible Vendor Booths

Patio Seating

Accessible Ramp

DENTON

Artistic Paving

Bollards for Safety

Trees & Plantings

Vehicle Loading Zones

Austin Street is Raised



# Utilization of Alleys

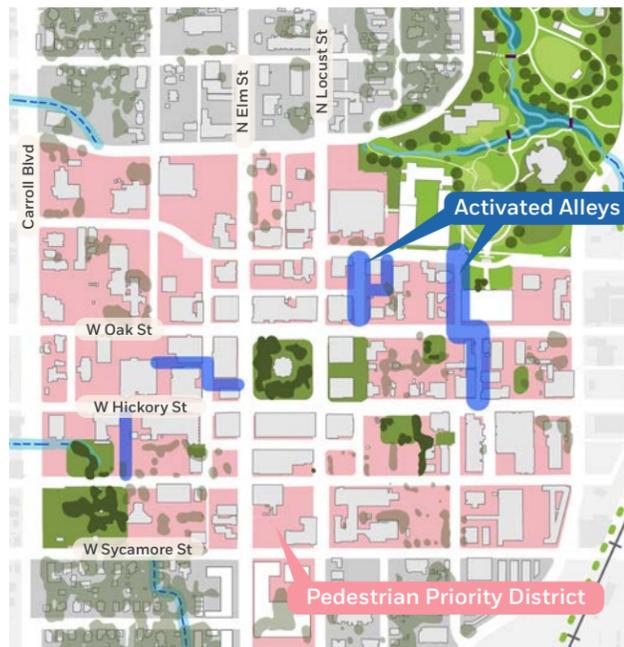
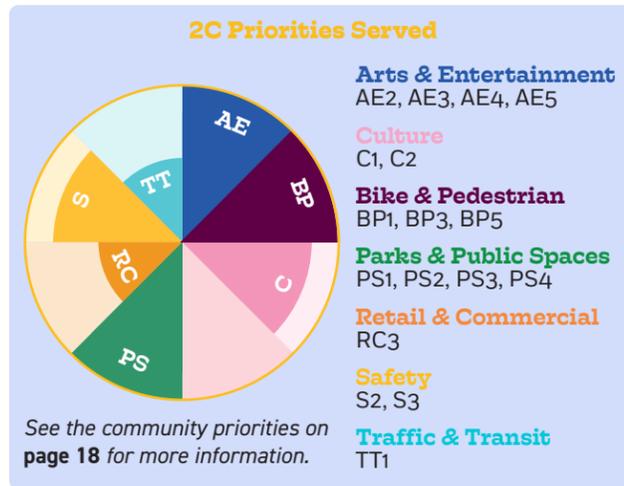
Denton has several alleys that are underused or feel unsafe to walk through. Enhancing these areas offers an opportunity to improve the perception of safety, beautify them and connect them to the Downtown pedestrian priority district. To activate these alleys, improvements should focus on lighting, seating, paving and plantings to enhance comfort and create a sense of place for pedestrians and businesses. Initial, low-cost activations could include hosting events and adding lighting and art to the walls and pavement.

## Case for Action

Alleys like Oakland Street and Beer Alley, with their connections to businesses and entertainment, can be transformed to better suit pedestrian mobility, promote safety and provide summer shade. Throughout the plan, efforts are being made to support enhanced walkability and pedestrian facilities. Proposed alley improvements will create inviting corridors, offering convenient access from the Square and Quakertown Park to Hickory Street and off-site parking.

Cleaner, more vibrant streets will improve the perception of safety Downtown. These alleys can become active streets supporting Denton's arts culture and enhancing infrastructure. Enhancements like outdoor cafe seating, courtyards, plazas, overhead structures with shade, and private nooks will create small enjoyable spaces, and boost business visibility, helping them thrive.

Mid-block through-alleys without connections to businesses, such as between Mulberry Street and Hickory Street east of Carroll Boulevard, can be improved through minor lighting, wayfinding and aesthetic improvements to improve safety and better integrate these pathways into the pedestrian network.



## Proposed Actions

- Establish partnerships with alley-adjacent property owners on maintenance, events, and closures.
- Develop strategies to integrate operational needs of alleys including service and emergency vehicle access, trash and waste disposal needs, and parking/vehicular access. Typical times for services outlined in the closure plan will also be posted on regulatory signs near alleys.
- When possible, reduce two-way vehicle access to one-way in order to prevent congestion, safety issues and potential damage to alley and mew features when vehicles pass one another. Design alleys to give priority to pedestrians and non-motorized vehicles, thereby ensuring vehicles operate at safe speeds
- Install removable/retractable bollards installed near entrances of alleys to alert vehicles to temporary closures.
- Raise the alleys to curb height to remove distinction between pedestrian and driving space while making it easy for necessary vehicles to operate close to businesses.
- Adding trees and plantings clearly identify alleys as pedestrian spaces by providing a human scale element that provides color and texture to the space. Trees in alley spaces should be placed in areas near seating to provide shade.
- Integrate a variety of outdoor spaces within the alleys including outdoor cafe seating, courtyards, plazas and private nooks. Seating should be accommodated along alley corridors in the form of dispersed benches surrounded by planting or in plaza/courtyard settings. Moveable chairs and tables should be considered where possible, as well as seat-walls in public spaces.



Lighting



Gateway



Events



Plantings



Art



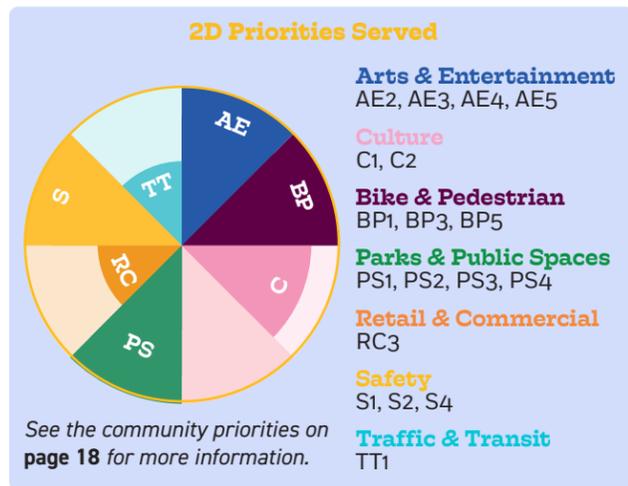
Pavers

- Overhead strand lighting can add some attractive lighting to the space complementary to well-spaced pole- or wall-mounted fixtures that illuminate the alley.
- Wayfinding signage should be added at ends of alleys to show distance and direction to destinations at the opposite end integrated with Downtown branding.
- Alleys should be immediately recognizable as pedestrian environments at the entry point with a gateway sign or structure and pavers differentiating it as a primarily pedestrian space.
- Activation Pilots: Install low-cost improvements to lighting and public art, and host events to improve the perception of alleys.



# Utilization of Underutilized Streets

Denton Square is an anchor for retail, restaurants, and cultural venues, but some streets surrounding the Square are quiet, primarily used for parking, utilities, and a few businesses. There is an opportunity to transform these spaces, often called mews streets, to be more pedestrian-focused and develop a plan to use these streets for temporary events. Small improvements could be made to improve the pedestrian experience and begin to activate the space. As Downtown Denton grows, a strategic plan should be developed to activate underutilized streets as public spaces.

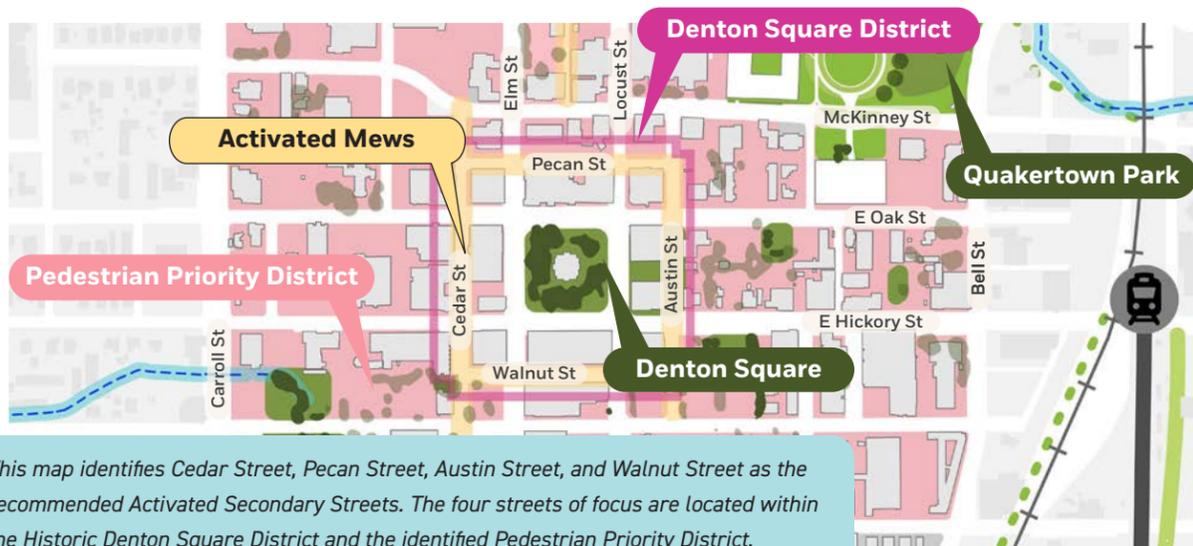


## The Case for Action

Streets like Pecan, Austin, Walnut, and Cedar are located near most of the Downtown activity, but have few business entrances and lack the street infrastructure to support pedestrian traffic. There is an opportunity to beautify these mews streets, focusing on the pedestrian network around the Square, and use these streets to hold events. These proposed actions focus on improving the pedestrian experience along mews streets through beautification, climate

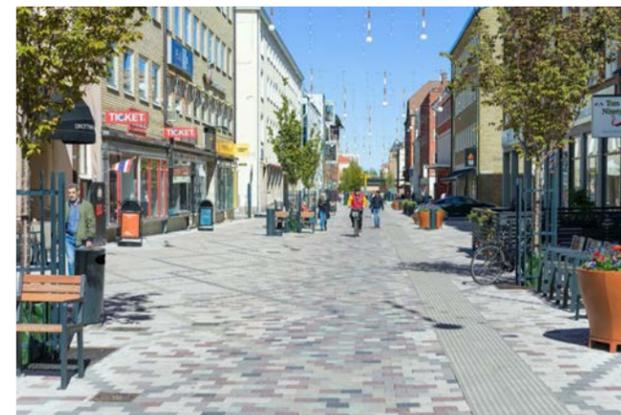
**Mews Streets** are public right-of-ways that prioritize pedestrian and bicycle use, but accommodate vehicles in small numbers and at low speeds for local access such as loading, services and deliveries, and on-street parking.

experience, and safety, and suggest minor improvements to infrastructure to support these spaces for events. All improvements must follow the Denton Square District Standards and Guidelines.



## Proposed Actions

- Consider reducing parking on the mews streets by limiting parking to permit holders, such as local business owners or vendors during temporary events.
- Identify loading areas for business owners, performers, event vendors, and delivery and maintenance vehicles.
- Redesign Cedar Street and Austin Street to support events. Reduce the street width and make traffic one-way on Cedar and Austin.
- Collaborate with Downtown groups to develop a plan for temporary street closures and schedules for programming.
- Consider raising the street and/or adding chicanes, offset curb extensions, to calm traffic speeds. (See Illustration.)
- Add electrical outlets every 50 feet for vendors and performers in areas identified for special events.
- Add retractable/removable bollards across the ends of streets identified for special events to protect visitors.
- Consider purchasing and stocking temporary street elements such as water stations, portable restrooms, seating, and portable shade that can be added to make events more successful.
- Add trees and plantings to provide necessary shade and improve the climate experience.
- Install pedestrian-scale lighting to increase safety. This could be through typical light poles, street-wide string lighting, or through artistic lighting installations.
- Work with the Public Art Committee to integrate public artworks throughout, considering murals, temporary installations, and small details like pavers and street elements throughout the design process.



Paving details can create interest and distinguish space along streets. Source: Karavan, Landezine



Temporary street-wide installations. Source: Claude Cormier Landscape Architecture, Landezine



Chicanes are offset curb extensions that reduce speeds and increase public space along a corridor. Source: NACTO



# Create a New Park in Southern Downtown

By dedicating a large central open space as a community park and incorporating a range of activities and amenities, the southern downtown redevelopment area can become a vibrant and inclusive destination. Activating the park's edges, repurposing historic buildings, ensuring safe access, and creating a comfortable microclimate will all contribute to a dynamic and welcoming urban park that serves the community year-round.

## The Case for Action

A centralized green space in Southern Downtown can serve as an anchor to catalyze proposed development and economic opportunities. As the central hub of the proposed development area, this park can serve the community, host events, provide recreation and play opportunities, and foster community connections.

## Proposed Actions

Dedicate a large central open space in the new southern downtown redevelopment area as a community park that achieves the following:

- Provide a robust range of activities in the park to encourage all day, year round use such as an open lawn space, a hammock grove, a playground, an interactive water feature, a performance stage, an amphitheater (see bullet below), and a cafe.
- Activate the edges of the park by creating a performance stage area and shaded amphitheater to host events and concerts.
- Convert the historic Zoom-Zooms building into a cafe with an outdoor patio.
- Provide food truck hookups on the western side of the park.



- Establish a robust tree canopy over the park to create a comfortable, shady microclimate within the park. Prioritize planting large shade trees that shade 40% of the park surface.
- Provide safe and accessible park entrances and crosswalks by installing signed or signaled crosswalks at surrounding street intersections, and reviewing existing ADA compliance in the area.



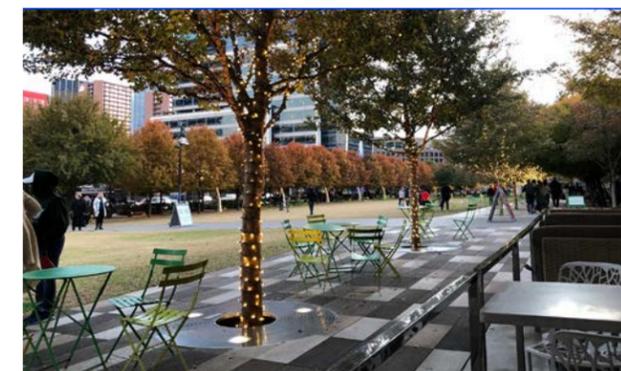
Hammock groves provide fun, comfortable seating options. Source: James Corner Field Operations



Amphitheater seating carved into the sloping landscape. Source: Frederik Meijer Gardens & Sculpture Park



Concerts during the evening activate the park throughout the night. Source: MN State Fair

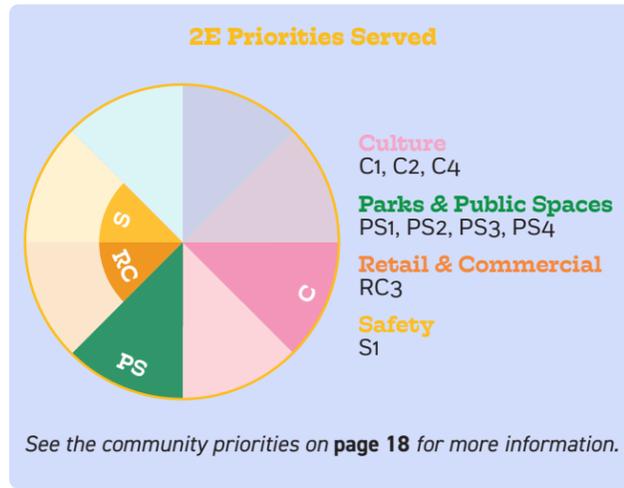


Mature, healthy tree canopies provide spaces to sit and enjoy the park on sunny days. Source: Klyde Warren Park



# Improvements to the County's Historic Park

Denton County's Historical Park located on Mulberry Street and Carroll Boulevard is an important historic landmark and open space in downtown featuring multiple structures depicting historic life in and around Denton County. The Historical Park features the Bayless-Selby House museum and the Quakertown House museum, as well as a Welcome Center. Future plans include renovating the Taylor Log Cabin and the Woods House, adding to the park's attractions. The space also currently hosts various community events, including farmers' and community markets, live music, and storytelling sessions.



## The Case for Action

Currently, the layout of the Historical Park and how it connects to the downtown can be improved and there are opportunities to collaborate on historical programming, and to assist with preservation policy updates.



The County Historical Park is directly adjacent to Carroll Boulevard, a busy roadway in downtown that acts more as a barrier to the park.

## Proposed Actions

### Collaborate with the County on Historic Park Improvements:

- Collaborate on wayfinding and messaging for the Historical Park.
- Work with the County on improvements to the Historical Park especially with how they relate to the public realm and surrounding city context.
- Work with the County on the relocation of the community market to keep the market in the Downtown area, potentially being relocated to the new park in Southern Downtown.

### Assist with Preservation Policy Updates:

- Ensure that the City's Historic Preservation Officer is involved with future policy updates

### Collaborate on Programming and Storytelling:

- Collaborate on rotating exhibits between the Quakertown homes in the Historical Park and the future exhibit space within Quakertown Park. The Denton County Office of History and Culture can aid in the preservation of archival materials, and rotating exhibits can help connect the Quakertown homes in the Historical Park to their original locations within Quakertown Park.
- Collaborate on guided and self-guided walking tours that tell the story of Quakertown. Tours could include a walk from Quakertown Park to the Quakertown homes in the Historical Park.



The Community Market currently uses the space on weekends.



Updates to the Park may require relocating the market.



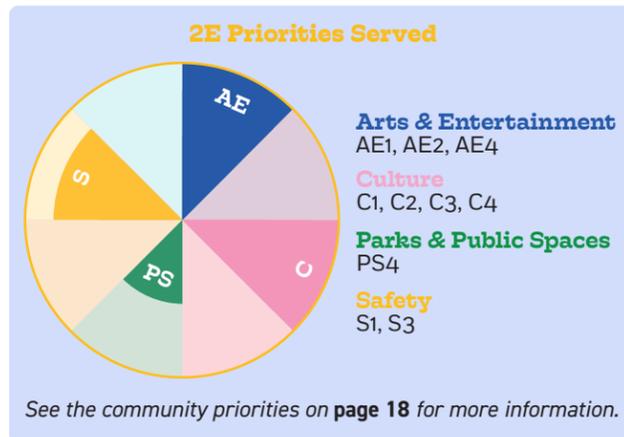
Prioritize exploring opportunities to collaborate on storytelling.

# 2G Develop Public Art Plan

Developing a public art plan for Downtown Denton will allow the City to further define the cultural and historical characteristics of the downtown, utilize future development as an economic opportunity, and continue to exhibit the unique local talent with its community and tourists. Denton has made steady and successful strides to prioritize public art over the last two decades. The Public Art Policy, established in 2007, was last revised alongside the creation of the Public Art Committee in 2013. In 2016, a Public Art Master Plan was adopted. These documents have guided Denton’s artistic identity and led to programs like the Artscapes Mural Art Initiative, which activated available spaces by adding murals around Denton to help beautify the city and minimize graffiti. A downtown-specific public art plan would allow the city to develop a modern identity, working with the historic character and new public and private development to create a cohesive environment through public art placement, material choices, colors, art form, and more.



Mural on the former SCRAP Denton building at Prairie and Bell by Mick Burson, removed in 2021. Image Source: Mick Burson



## The Case for Action

Downtown Denton is a vibrant home of iconic murals, sculptures, and monuments. With the recent designation of the Original Denton District (ODD) as a cultural district by the Texas Commission of the Arts in 2019, there is an opportunity to implement public art strategies alongside public and private development Downtown, highlight cultural and historic resources, and set the tone for public arts in Denton. The City can use the boundaries of the ODD to strategize public art placement, set goals, and implement policies that work with developers and the Denton Square District. The Public Art Committee, City staff, and other interested stakeholders should work together to review established documents - Public Art Policy (2013), Denton Public Art Master Plan (2016), and Denton Square District Standards and Guidelines (2019) - and consider opportunities for revisions to these documents, or a create a new public art plan specifically for Downtown Denton.

## Proposed Actions

### Actions for the Public Art Plan:

- Review established documents relating to public art in Denton and develop a new public art plan or revise existing documents.
- Identify a new boundary, like the Original Denton District, to prioritize improvements.
- Specify projects or locations of interest such as neighborhood branding, gateway monuments, or sculpture walks. These could be high-traffic areas or under-utilized corridors.
- Develop a public space material palette for each area as well as for local and national historic districts. This could limit colors for murals within certain blocks, and define functional elements like bollards and wayfinding.
- Implement an annual temporary art installation program in Quakertown Park. This could be developed as its own event or coincide with other Denton festivals.

### Increase Diversity, and Strengthen Community Impact and Education:

- The Public Art Committee could set specific goals to increase diversity like holding seats for student representation, local artists, and art educators and providing an honorarium.
- The City could develop a statement committing to equity in the arts - highlighting the importance of creative expression and addressing inequities within the Denton and regional arts communities.
- Set goals to diversify artists represented in the Denton community and develop a list of pre-qualified artists.
- Expand upon local partnerships to support underrepresented communities.
- Continue to work with the Greater Denton Arts Council to work with emerging artists.



Sculptures in the Carroll Boulevard Art Trail. Image Source: Al Key, Denton Record-Chronicle

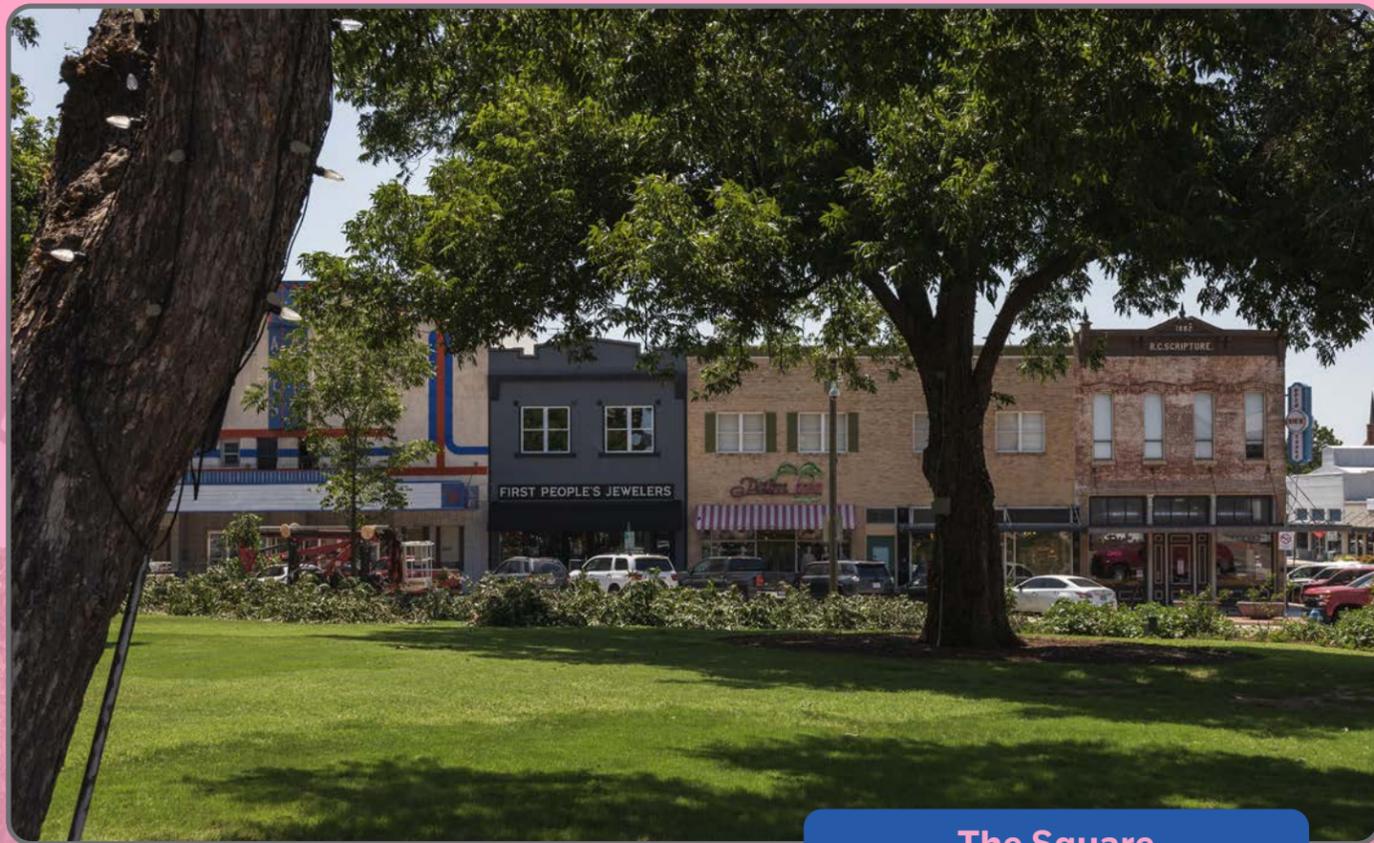


Andy's Bar Mural by Dan Black. Image Source: Independent Venue Week

### Other Actions:

- Establish a Commitment to the Environment or Sustainability clause that would define preferred materials for permanent work and prioritize projects that use recycled or recycle-able materials.
- Develop an inspirational Public Arts Ideas List that contains examples of sculptures, benches, gateways, lighting, paving details, planters, and more.
- The city could implement a Percent-for-Art program or a Public-Art-in-Private-Development policy, which would require a percentage of the overall project budget, often 1%, to go towards public art.

# 3 Target Development to Build on Downtown's Character and Assets



The Square

## 3 Target Development to Build on Downtown's Character and Assets

### Why is this important?

Capitalizing on successful floodplain mitigation efforts and the strong market, Denton has opportunities for redevelopment. With an aim to accommodate the city's growth, these projects seek to bolster the area's vibrancy while preserving its historic character through targeted infill, civic investments, and new open spaces. Encouraging downtown living through the addition of residential units further fosters community growth and economic vitality, complemented by affordability actions. Finally, strengthening historic preservation efforts and updating design guidelines to ensure quality development.

### What are we attempting to accomplish?



Develop and expand the Southern Downtown area.

Image Source: Catalyst Group



Encourage downtown living to accommodate Denton's forecasted growth.

Image Source: Catalyst Group



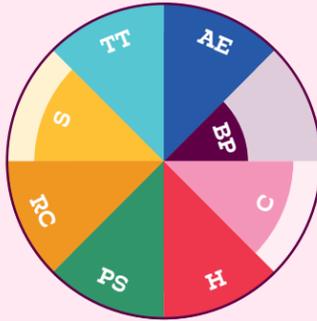
Strengthening guidelines to preserve Denton's unique character.

Image Source: 7th Travel.com

# 3A Develop Southern Downtown

The projects aimed at mitigating the floodplain south of the Square have been successful, removing approximately 24 acres from the flood zone. This achievement opens up new opportunities for development that were previously impractical. These newly available areas can now host private redevelopment as well as public improvements. Southern Downtown also presents an opportunity to expand the Downtown, supporting Denton's present and future growth. Southern Downtown can accommodate significant development that complements the historic Square.

## 3A Priorities Served



See the community priorities on page 18 for more information.

- Arts & Entertainment**  
AE3, AE4, AE5
- Bike & Pedestrian**  
BP1
- Culture**  
C2, C4
- Housing**  
H1, H2
- Parks & Public Spaces**  
PS1, PS2, PS3, PS5
- Retail & Commercial**  
RC2, RC4, RC5
- Safety**  
S2, S3
- Traffic & Transit**  
TT1, TT2, TT3

## The Case for Action

An in-depth analysis of the financial conditions throughout Downtown Denton was conducted, examining land values, ownership complexity, tax base trends, and infrastructure. This analysis aimed to identify areas where development might be most feasible. The findings revealed that, largely due to the complexity of ownership and existing infrastructure challenges, much of Downtown will require partnerships to advance development. These partnerships could focus on projects such as public realm or utility improvements, as well as other types of public investments like new parks, which can stimulate further development.

Additionally, an analysis of the market for new development was conducted, providing a ten-year forecast. This forecast indicated the market viability for 358,000 additional square feet of retail space, with over 50% dedicated to food and beverage, and the capacity to absorb nearly 50,000 square feet of office space. The approximately 24 acres of newly developable land south of the square offer a prime opportunity for this type of development, all while preserving the historic character of the square.



Development precedent imagery from around north Texas. Image source: Catalyst Group



When redevelopment occurs, plans for the public realm should be required to follow the guidelines (recommendation 3D Public Realm Design Guidelines) and any project proposed should be required to include establishment of Chill Streets where prescribed (recommendation 1B Pedestrian Priority Routes and Denton Chill Streets).

## Proposed Actions

Encourage the redevelopment of Southern Downtown with the following intended results:

- Mixed-Use Redevelopment:** Two-block infill combining residential, restaurant, and small commercial space.
- Targeted Infill:** Small retail and restaurant spaces to complement existing development and streetscape.
- Civic Presence:** Place new office/residential mixed-use buildings and a performing arts facility (or alternate site for City Hall or County offices) along with a public parking structure on each end of the park for a strong civic presence.
- New Open Space:** Create a new open space in Southern Downtown that complements the historic Square. Maintain and create retail pavilion buildings, provide gathering and event spaces, including a new stage, and serve as a central anchor feature for the southern Downtown district.
- Townhomes:** Targeted infill of for-sale townhomes on underutilized land within existing development.
- Loft-Office Development:** Mixed-use loft-office development with maker spaces at ground level.

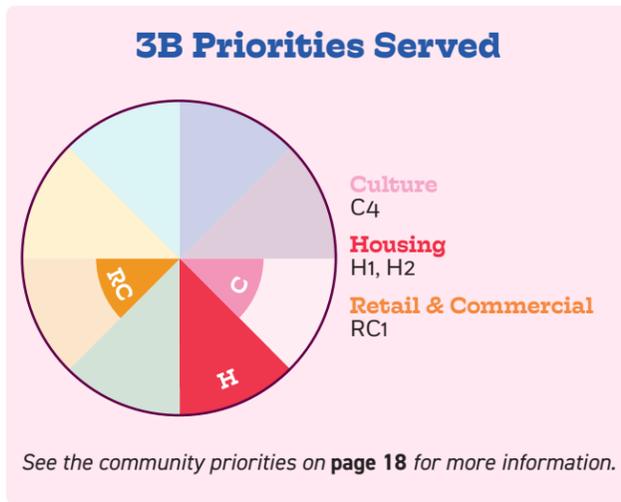
# 3B Encourage Downtown Living

Adding residential units and additional housing options within the heart of the city will continue to grow Downtown's role as a thriving community where people live, work, and play. Setting a specific housing goal will encourage a diverse mix of residents, foster a lively street life and support local businesses. Moreover, it will contribute to the revitalization of Downtown, breathing new life into historic buildings and encouraging new construction. Ultimately, the addition of residential units Downtown will enhance the overall quality of life for residents while bolstering the economic and cultural vitality of the city as a whole.

## The Case for Action

Denton has grown quickly throughout its existence, and the next decade will be no different. An analysis of the city's forecasted growth revealed a potential gain of more than 21,000 additional residents, including a significant demand for infill development.

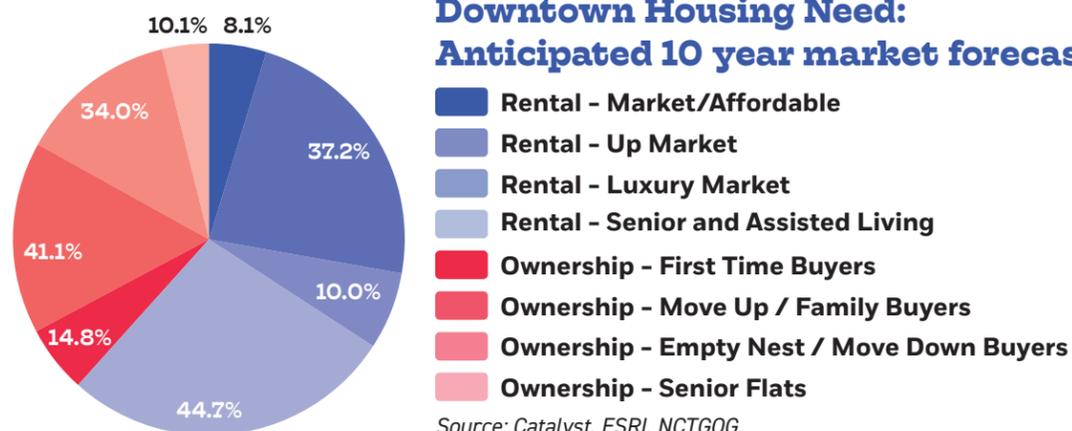
In addition to potential new residents, research has also identified a need for more housing that is affordable. In Downtown and the adjacent areas, over 40% of renters are spending more than 30% of their income on housing.



## Proposed Actions

- Set a goal of encouraging an additional 1,500 units constructed Downtown within the next ten years. Assuming an average of 1.8 people per unit (The average household size in the United States is currently 2.6 people per household, but Downtown's nationally average between 1.2 and 1.9.), these 1500 units would enable Downtown to house approximately 2,700 new residents.
- Set a further goal of 500 of those units being affordable to assist the city in achieving its housing goals.

## Downtown Housing Need: Anticipated 10 year market forecast



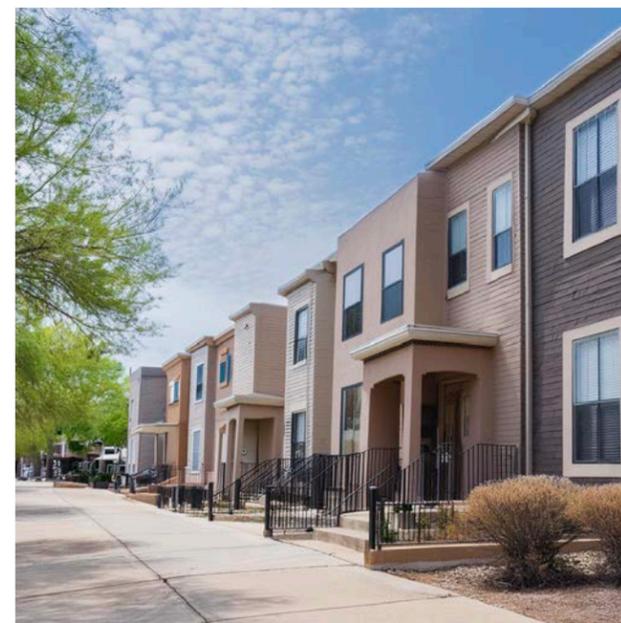
Source: Catalyst, ESRI, NCTGOG

## Zoning and Regulatory Actions:

- Ensure the types of units produced should represent a variety of housing types that meet diverse housing needs.
- The majority of the Downtown area is currently zoned R3, R7, or Mixed Use Districts. All of these districts allow for townhouse or duplex development, as well as Accessory Dwelling Units. The City should allow tri- and fourplexes within all Downtown districts.
- The City should take actions that will encourage additional development of Accessory Dwelling Units within Downtown, including pre-approving standard ADU plans, waiving fees, or creating grant opportunities.
- In combination with Recommendation 3A, larger scale, mixed use development should be targeted for southern Downtown.
- Opportunities for residential conversion of existing buildings, especially historic buildings, should be explored.
- Parking requirements for multi-family housing should be reduced.
- Provisions for shared parking between multiple developments strengthened by raising the percentage of parking that can be provided above 50% when other tools, such as 'unbundled' parking or shared micromobility are also in use.
- The City should work with residential developers to build shared public-private parking garages.

## Affordability Actions:

- The City should consider density and height bonuses for the provision of affordable housing.
- The City should encourage the utilization of Affordable Housing Tax Credits.
- The City should encourage "unbundling" of parking in larger apartment buildings, while also reducing parking requirements, allowing residents to save money on their units if they choose not to utilize a parking spot.
- The City, in collaboration with the "Music Friendly Board" and local organizations such as DMAC, should seek opportunities for affordable "Culture Bearer" housing and live/work spaces for artists and musicians. This could be achieved through partnership with national organizations such as Artspace.



Townhouses are desirable housing types for first time homeowners and empty-nesters due to the ease of upkeep, and are good transitions between denser districts and historic neighborhoods. Image source: AI Generated

# 3C Strengthen Historic Preservation Opportunities

Preserving historic resources is crucial for sustainability, providing affordable housing, supporting small local businesses, and retaining the character that makes Denton unique. By continuing to strengthen and expand existing historic preservation tools, the City of Denton can thoughtfully adapt and develop the downtown area to meet current and future needs while retaining the historic character that the community connects with and loves.

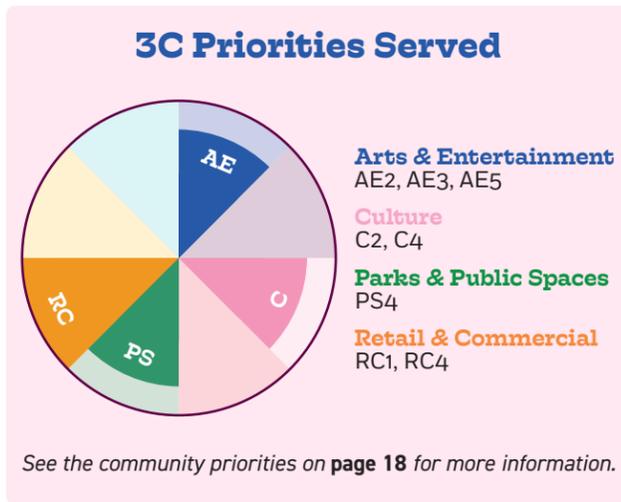
## The Case for Action

The City of Denton has a history of successful preservation efforts and has a robust foundation of existing historic preservation tools. However, due to the ongoing growth of Denton, historic structures downtown are facing increasing development pressure. Preservation provides development opportunities that make economic sense and protect community identity. The proposed actions support and strengthen the 2019 Denton Historic Preservation Plan.

## Proposed Actions

### Strengthen Local Grants and Incentives:

- Focus on education and advocacy to increase use of the existing local property tax exemption programs.
- Conduct an audit of the existing programs to examine what is working or what might need adjustment.
- Create a local historic district tax exemption program and explore additional local district designation opportunities to increase the number of properties eligible for tax exemption without individual designation.
- Offer additional incentives or create a grant program for legacy businesses to help preserve cultural institutions. Incentives



and/or a grant program could include general relief funds, rent stabilization, and business assistance (see Recommendation 4C Expand Programs to Support Small Businesses). The cities of Austin and San Francisco both have legacy business programs with examples of these incentives.

- Offer additional incentives, such as fee reductions for Building Permits and Consumer Health Permits for owners and tenants of eligible historic properties. This could further incentivize preservation and adaptive reuse as well as support business activity in the historic downtown area.
- Offer incentives for the retention of historic-age buildings throughout the downtown area or the city, regardless of whether they are designated, to prevent wholesale demolition of historic resources as development pressure continues. The Preservation Bonus and related Sustainability Bonus in the City of Austin's current HOME initiative are strong examples of such an incentive.
- As recommended in the 2019 Historic Preservation Plan, contract with a local architecture firm to offer free or reduced fee

facade and storefront improvement design assistance for owners of eligible historic properties. This could bolster the existing facade improvement grant program and help ensure that work aligns with historic preservation best practices and local design guidelines.

### Promote Historic Tax Credits (See table below)

- Focus on education and advocacy to increase interest in Historic Tax Credits (HTCs).
- Explore and promote additional state and national designation opportunities to increase the number of properties eligible for HTCs as identified in the 2019 Historic Preservation Plan.

### Create Conservation Districts:

- Conservation Districts can be used to recognize and preserve areas that contain distinctive historical, architectural, cultural, or aesthetic significance but that might lack sufficient integrity to qualify as a historic district. The City of Denton has included eligibility provisions for historic resources within historic conservation districts in its tax exemption program for historically significant sites, but the City does not yet have designated conservation districts.
- Create conservation districts for the Downtown areas identified in Figure 7 in the 2019 Historic Preservation Plan.

- Explore additional opportunities for conservation districts beyond those identified in 2019.

### Enact View Protections for the Denton County Courthouse and Morrison's Corn-Kits Sign

- Study public view protection policies for the most significant lines of sight for the Denton County Courthouse and the Morrison's Corn-Kits sign as recommended in the 2019 Historic Preservation Plan.

### Update & Strengthen Design Guidelines:

- Conduct an audit to examine what is working or what might need adjustment in the Denton Square District overly.
- As new local historic districts and conservation districts are created, develop a single design guideline document with tailored chapters for each district for ease of use.
- Update mural guidelines to ensure alignment with preservation best practices without stifling creativity.
- Enact accumulative penalty guidelines, such as stop work order fines, for property owners that are not in compliance with the design guidelines.
- Consider adoption of a vacant building policy that creates maintenance requirements and fines building owners who do not maintain or secure their vacant building.

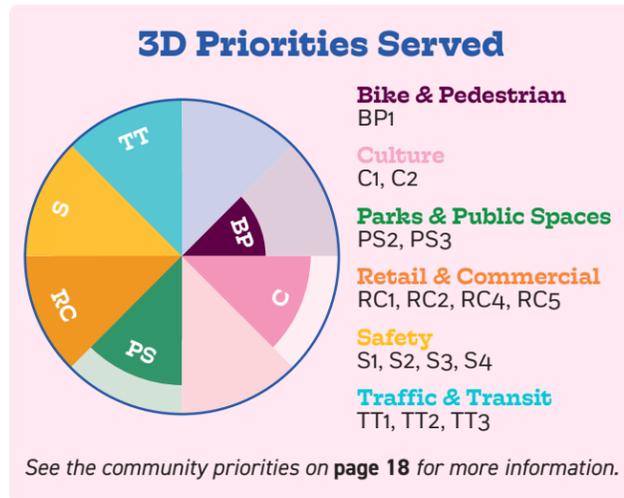
Historic Tax Credits							
	Applies to	Value	Chill Street	Eligible Uses	Req'd Designation	Investment Threshold	Time Limit
Texas	Franchise OR Insurance Premium Tax	25% QREs	Yes	Income producing or non-profit	NR, RTHL, SAL	\$5,000	None
Federal	Income Tax	20% GREs	No	Income Producing	NR	= to value of building	2 or 5 years

NR = National Register of Historic Places; RTHL = Recorded Texas Historic Landmark; SAL = State Antiquities Landmark

# 3D

## Public Realm Design Guidelines and Zoning Recommendations

Developing design guidelines for downtown Denton is essential for several reasons. It ensures a pedestrian-friendly environment that encourages walkability and accessibility, promoting a vibrant and active streetscape. The guidelines serve as a framework for creating spaces that cater to the diverse needs of the community, fostering inclusiveness and a sense of belonging. Additionally, design guidelines help to direct development towards public realm projects that serve the public good, such as installing street trees, wide sidewalks, lighting, and bike racks, enhancing the overall quality of life in Downtown Denton.



### The Case for Action

Downtown Denton's Denton Square District has established guidelines to preserve its unique character. However, as Downtown Denton continues to evolve and grow, there is a recognized need for these guidelines to extend beyond the historic square to encompass other parts of downtown. One crucial aspect that these expanded guidelines should address is the incorporation of "Chill Streets" to combat the heat that characterizes much of the year in North Texas.

### Proposed Actions

#### Strengthen and Expand Downtown Denton's Public Realm Design Guidelines:

- Utilize downtown study area map (p. 4) to develop boundaries for the new design guidelines.
- Develop process for updating the landscape requirements, design criteria manual, and the Denton Square District standards and

guidelines to reflect the addition of new guidelines OR create an entirely new design guidelines document for Downtown Denton.

- Consider bringing back a revised version of the Streatery/Parklet program which allows businesses to turn parking spaces in front of their business into an eating or park area.

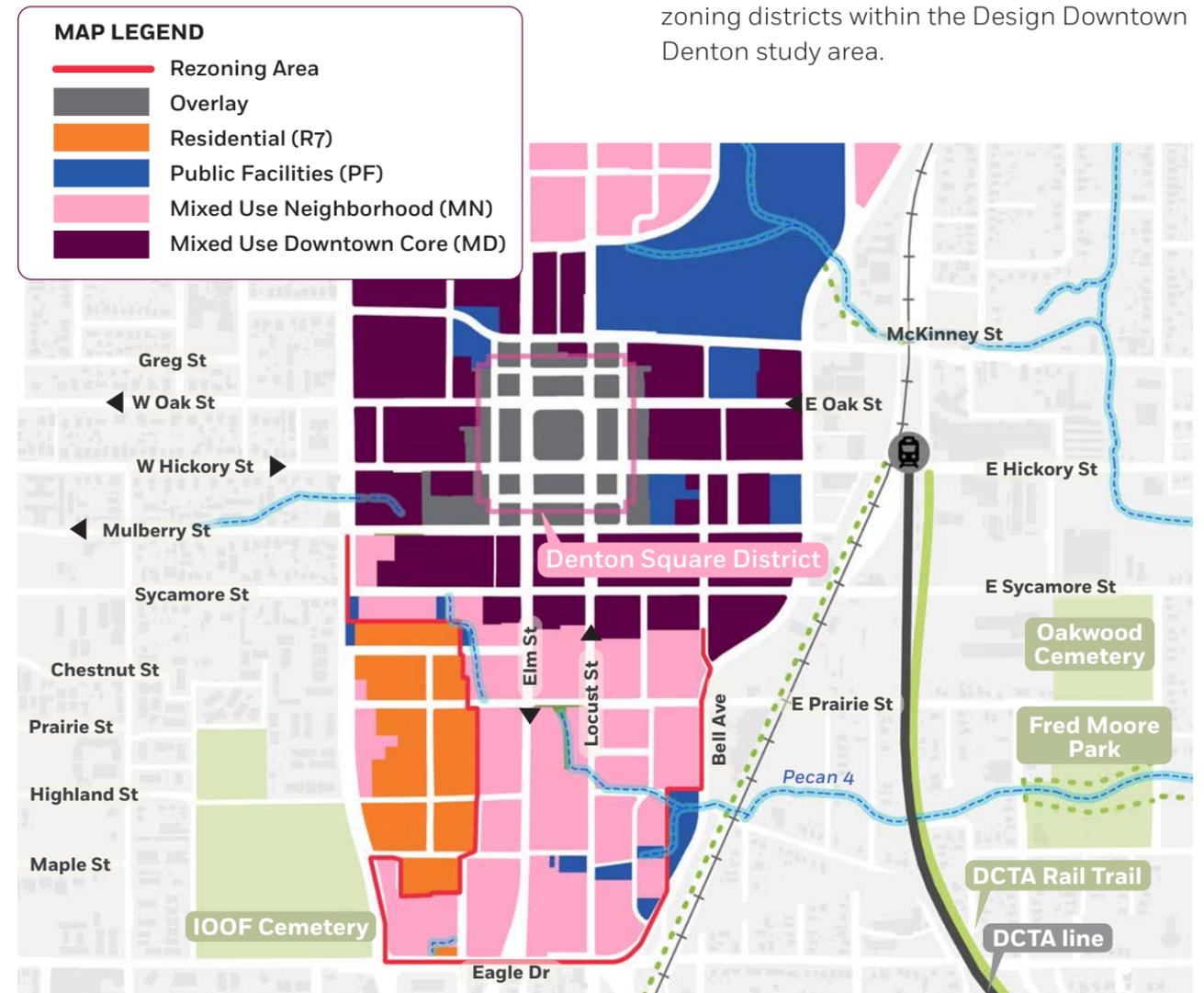
#### Reinforce developer commitment to public realm improvements:

- Create simple and streamlined process for ROW use permitting to simplify development process.
- Create or expand developer incentive program for installing and enhancing public realm improvements.
- Develop use and maintenance agreement for private property establishing requirements for utilizing public ROW, including stewardship of trees and vegetation.

### Update Downtown's Zoning:

- Rezone SC districts along Carroll Boulevard and University Drive to MN.
- Examine rezoning the MN parcels south of the square to MD to stimulate development south of Downtown. MD zoning allows higher development and has less required parking, which corresponds with the plan's goals of encouraging walkable places and shared parking. However, as both Mixed-Use Districts have identical standards for "Building Height in Transition Areas," building height restrictions on parcels adjacent to parcels zoned R7 will not be impacted by this change.

- Examine rezoning the MN parcels along Carroll Boulevard to MD in coordination with the implementation of recommendation 1A.
- Consider exceptions to the City's short-term rental policies Downtown, until a hotel is developed.
- Disallow surface parking as an allowable use within the Downtown area.
- Reduce parking requirements for all uses within the MD zoning district and encourage shared parking arrangements, or create a fee-in-lieu for parking that can be spent on expanding public garages.
- Allow up to fourplexes in all residential zoning districts within the Design Downtown Denton study area.



Denton's current zoning map, with the area proposed to be examined for rezoning as MD outlined. Source: Denton Development Services GIS Hub, <https://development-services-dentontxgis.hub.arcgis.com/>

Design Guidelines Table			
Site Element	Outside Denton Square District	In Denton Square District	Chill Street
<b>Building Entrances</b>	Where possible building primary entrance must face the street or other public spaces	Building primary entrance must face the street or other public spaces*, prioritize on the Square	Where possible building primary entrance must face the street or other public spaces
<b>Pedestrian Sidewalk</b>	5' minimum**, shall comply with the most recently adopted ADA, PROWAG, and FHWA standards	8' minimum, shall comply with the most recently adopted ADA, PROWAG, and FHWA standards	8' minimum, shall comply with the most recently adopted ADA, PROWAG, and FHWA standards
<b>Furniture Zone Depth</b>	4' minimum	4' minimum	4' minimum
<b>Tree Planting Bed (Configuration may vary)</b>	6' minimum, use Silva Cells or structural soil systems if installed sub-grade below paving	8' minimum, use Silva Cells or structural soil systems if installed sub-grade below paving	8' minimum, use Silva Cells or structural soil systems if installed sub-grade below paving
<b>Large Tree Spacing (Deep Shade/ Broadleaf)</b>	30' minimum - 40' maximum on center between trees	30' minimum - 40' maximum on center between trees	30' maximum on center between trees, prioritize broadleaf trees, if space allows prioritize double row, alternate planting

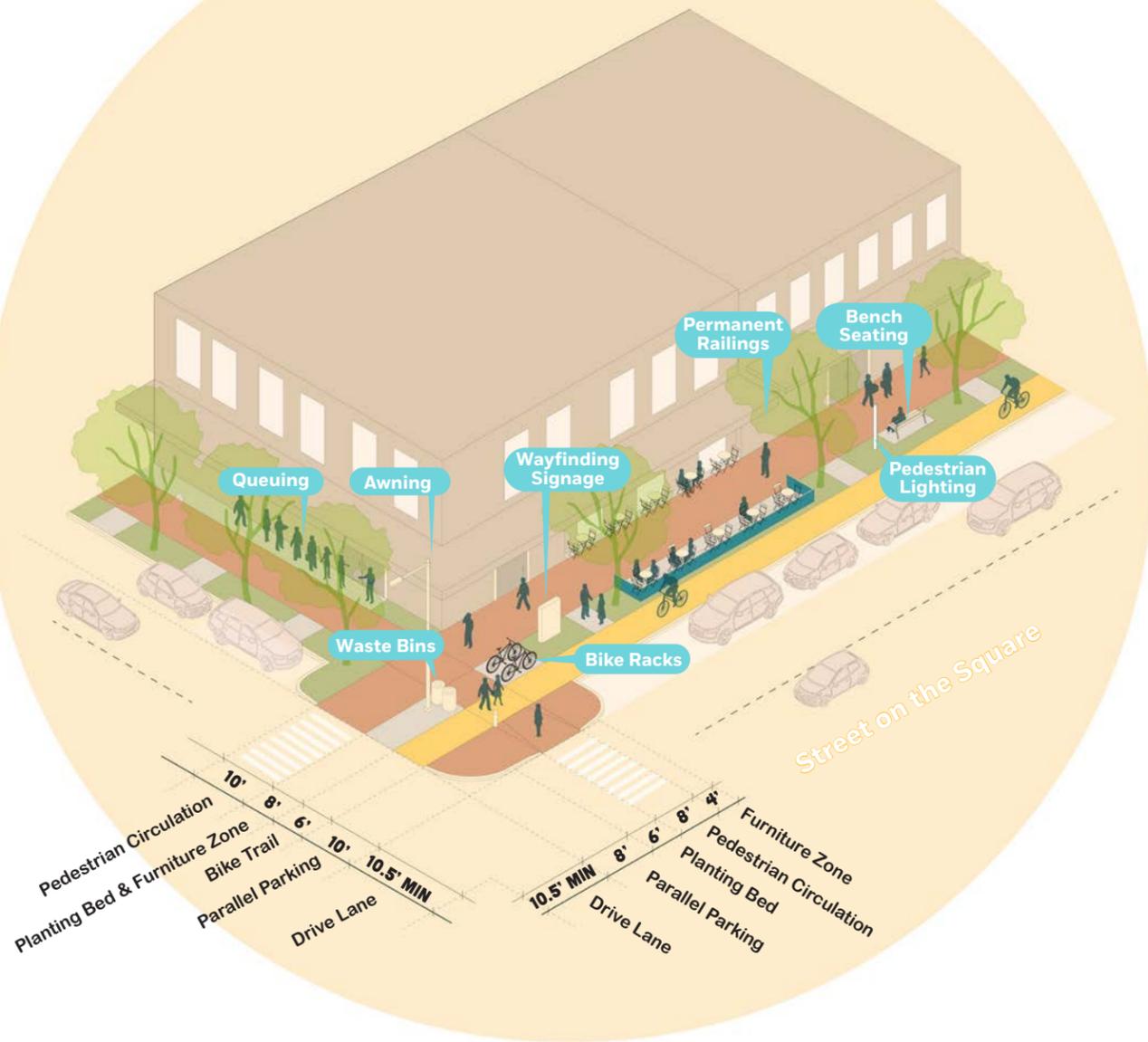
ADA = Americans with Disabilities Act, PROWAG = Proposed Right-of-Way Accessibility Guidelines, FHWA = Federal Highway Administration

Design Guidelines Table			
Site Element	Outside Denton Square District	In Denton Square District	Chill Street
<b>Medium Tree Spacing (Dappled Shade/ Narrowleaf)</b>	15' minimum on center, depending on species	15' minimum on center, depending on species	15' maximum on center, depending on species, prioritize planting medium/small trees with perennial vegetation planted under
	<ul style="list-style-type: none"> <li>• Desert Willow</li> <li>• Buckeye</li> <li>• Redbud</li> <li>• Golden-ball Lead-tree</li> <li>• Myrtles</li> </ul>		
<b>Perennial Planting Bed</b>	6' minimum width	6' minimum width	8' minimum width, prioritize perennial vegetation areas with medium/small trees
<b>Green Stormwater Infrastructure (Rain Garden)</b>	Sized and graded for the micro watershed the feature treats	Sized and graded for the micro watershed the feature treats	Sized and graded for the micro watershed the feature treats, prioritize these features
<b>Dark Sky Compliant Pedestrian Lighting (12/14' high)</b>	Evenly spaced along block taking into account tree canopy, the City and developers should coordinate and consolidate utilities	Evenly spaced along block taking into account tree canopy, the City and developers should coordinate and consolidate utilities	Evenly spaced along block taking into account tree canopy, the City and developers should coordinate and consolidate utilities
<b>Dark Sky Compliant Bollard Lighting (4' high)</b>	Evenly spaced along block, coordinate and consolidate utilities	Evenly spaced along block, coordinate and consolidate utilities, prioritize bollard lighting in parks and plaza spaces	Evenly spaced along block, coordinate and consolidate utilities

**Dark Sky Compliance:** Lighting that is certified dark sky compliant restricts the amount of upward-directed light, minimizes glare, reduces light trespass, and reduces light pollution.

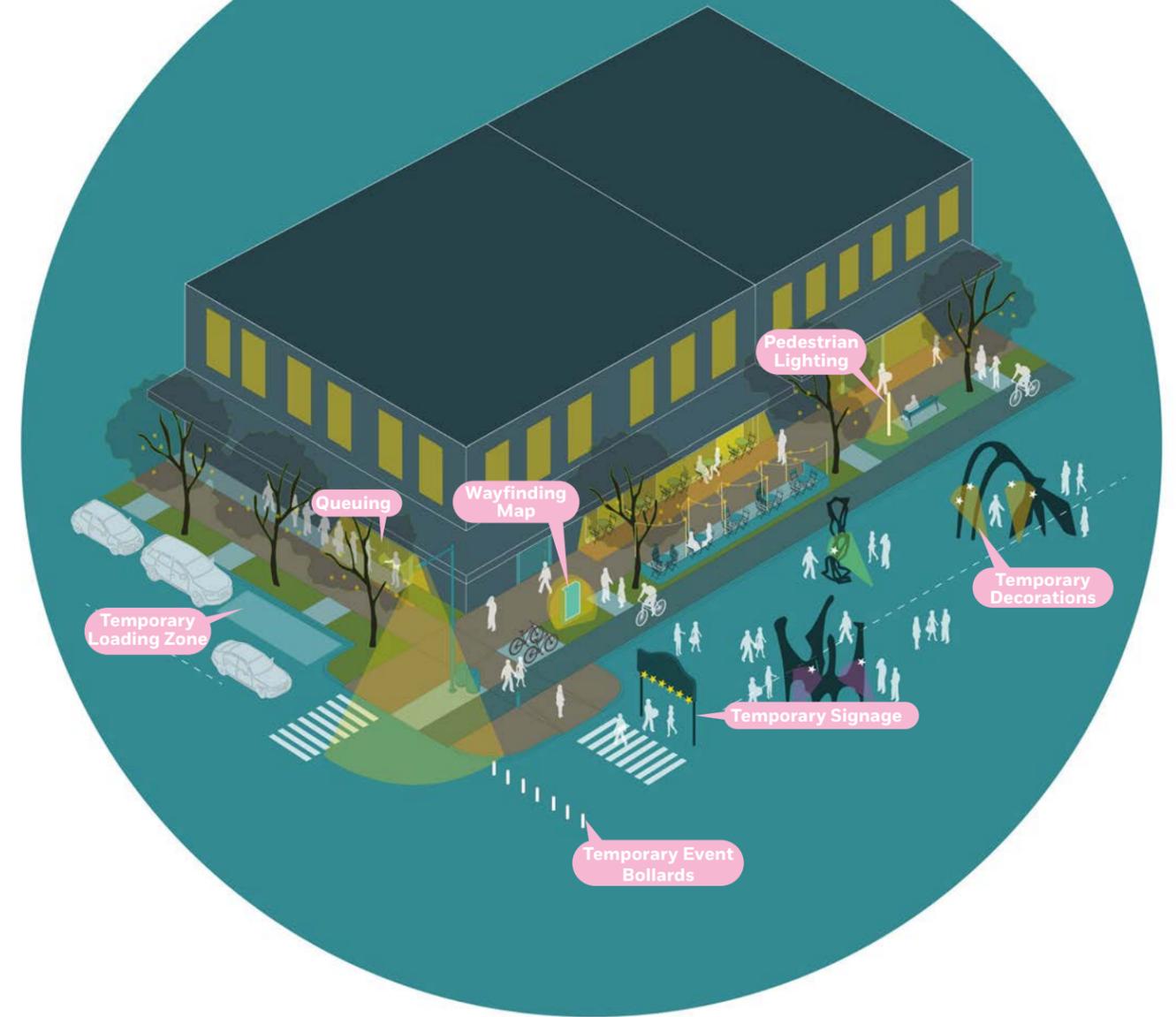
**Location Reference:**

Daytime Denton Square District and Chill Street with a 90 foot ROW on the Square and 80 foot ROW.

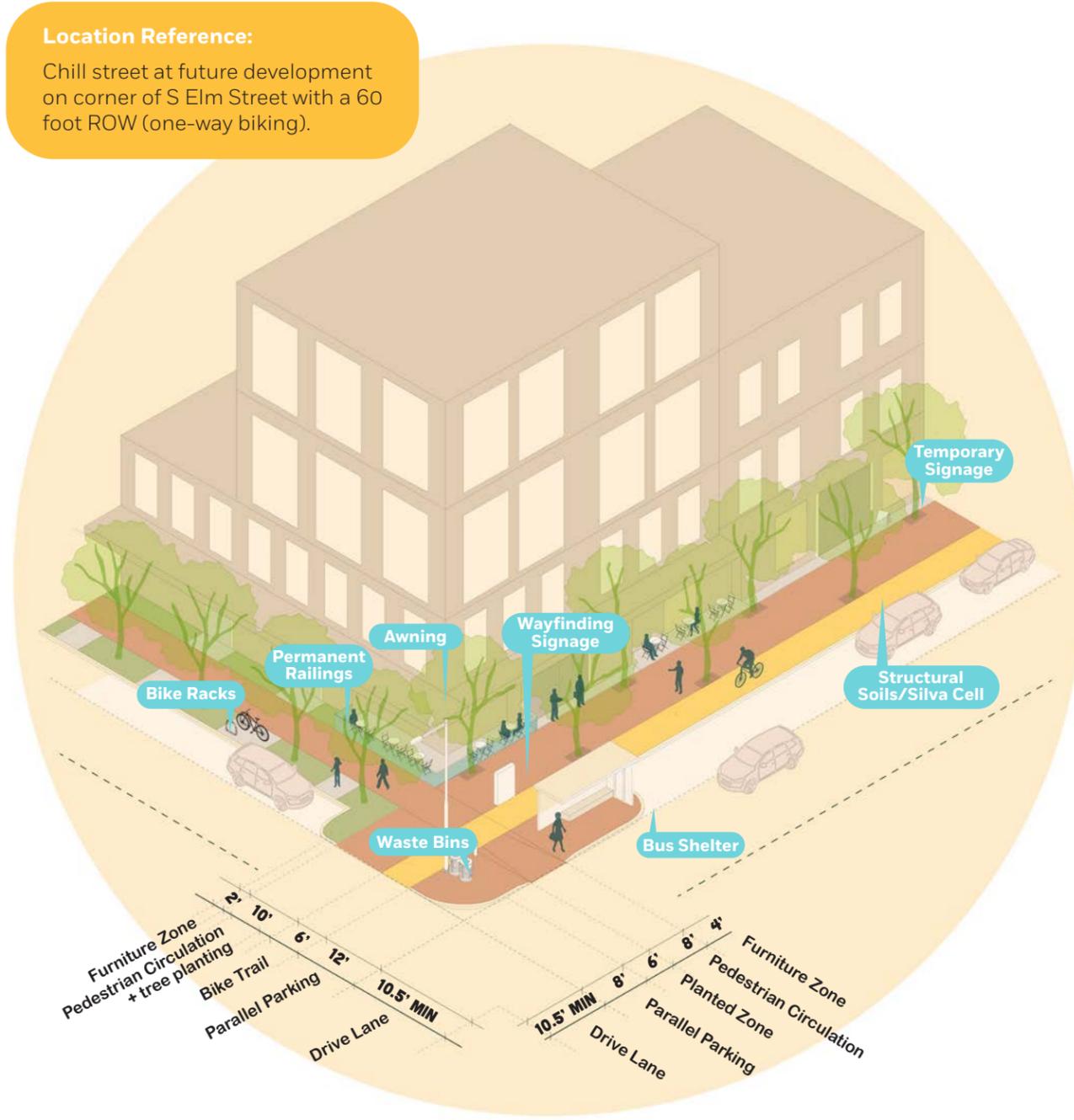


**Location Reference:**

Nighttime Denton Square District and Chill Street with a 90 foot ROW on the Square and 80 foot ROW.



Design Guidelines Table			
Site Element	Outside Denton Square District	In Denton Square District	Chill Street
Bench/Table Seating	4/block face	4/block face, sited to match the character of the historic district	4/block face, sited in the deepest shade
Bike Racks	8 spots/block face or larger facilities (refer to the 2023 Denton Design Criteria Manual for location standards)	8 spots/block face or larger facilities (refer to the 2023 Denton Design Criteria Manual for location standards)	8 spots/block face or larger facilities, site in the shade where possible (refer to the 2023 Denton Design Criteria Manual for location standards)
Waste Bins	2/block face	3/block face, prioritize branded trash bins	2/block face
Hardscape	Utilize ADA surfaces	Utilize ADA surfaces, prioritize pavers that contribute to the historic character such as brick	Utilize ADA surfaces, prioritize light colored materials where possible
Wayfinding/ Signage/Map	Sited at busy intersections or important public institutions and civic spaces	1-2/block face, prioritize branded features	Sited at busy intersections or important public institutions and civic spaces, directs people to parks, cooling stations, water fountains, and water features
Murals	Murals size varies depending on location	On facades fronting on the Square, murals may not cover more than 25% of the total facade, a mural on a separate panel must be mounted so as to prevent damage to the wall behind the panel*	Prioritize murals that depict chill street trees or nature motifs



**Location Reference:**  
Chill street at future development on corner of S Elm Street with a 60 foot ROW (one-way biking).

Design Guidelines Table			
Site Element	Outside Denton Square District	In Denton Square District	Chill Street
Outdoor Events	Varies	Provide accessible electrical outlets on street corners to support events	Varies
Utilities	Underground/overhead utilities consolidation, install grease traps internally for new buildings	Underground/overhead utilities consolidation, install grease traps internally for new buildings	Underground/overhead utilities consolidation, insure utilities do not conflict with tree canopy, install grease traps internally for new buildings
Shade Structure (see below) • Awnings • Canopies • Sails & Other Structures	Placed to prioritize weather protection for pedestrians	Placed to prioritize weather protection for pedestrians, see below guidelines for shade structures	Placed to prioritize weather protection for pedestrians, prioritized in areas where street trees are not feasible

**References:**

\*2019, THE DENTON SQUARE DISTRICT: Standards and Guidelines

\*\*2023, Denton Design Criteria Manual

**Shade Structures:**

- Awning, canopies, balconies and other covered-projected types of building features must comply with the following:
  - Must be consistent in height with similar covered-projected features on adjacent or adjoining buildings.
  - Must be mounted in locations that do not obscure ornamental features over storefronts, such as rooflines, arches, and banding.
  - Must not exceed the width of the sidewalk.
  - May encroach partially into the public right-of-way, but require completion and approval of a City of Denton Right-of-Way Use permit/application.

- Must not be torn, frayed, ripped, faded, or stained, soiled or dirty. When not specifically addressed by this ordinance, provisions of the City of Denton property maintenance code shall apply.
- Must not have convex or dome frames.
- Colors of such building features must enhance and complement the building to which they are attached, rather than overwhelm the building scheme. Colors must not call more attention to the projected-covered building feature than the building.
- The frame structure of such building features must be finished to match the metal storefront system color or the fabric color of the associated projected-covered type of building feature.
- Historic existing awning hardware should be repurposed where possible.

Public Right-of-Way Encroachment Element	Outside Denton Square District	In Denton Square District/ Chill Street
Permanent railings for dining areas	Unobstructed pedestrian walking is maintained (5' min), must not exceed a maximum 4' from ground level*	Unobstructed pedestrian walking is maintained (8' min), must not exceed a maximum 4' from ground level*
Temporary Seating and Tables	Unobstructed pedestrian walking is maintained (5' min)	Unobstructed pedestrian walking is maintained (5-6' min)
Temporary Signage	Unobstructed pedestrian walking is maintained (5' min)	Unobstructed pedestrian walking is maintained (5-6' min)
Temporary Sales Tables & Racks	Unobstructed pedestrian walking is maintained (5' min)	Unobstructed pedestrian walking is maintained (5-6' min)
Temporary Planter or Divider	Unobstructed pedestrian walking is maintained (5' min)	Unobstructed pedestrian walking is maintained (5-6' min)
Temporary Decorations	Temporary holiday lighting is permitted, must be removed and not harm trees or vegetation	Temporary holiday lighting is permitted, must be removed and not harm trees or vegetation
Temporary Load Zones	Site loading zones as close to the talent entrance as possible, coordinate with City Streets department to get a loading zone parking spot	Site loading zones as close to the talent entrance as possible, coordinate with City Streets department to get a loading zone parking spot
Queuing for Ticket Purchases	4' from building face, Unobstructed pedestrian walking is maintained (5' min)	4' from building face, Unobstructed pedestrian walking is maintained (8' min)

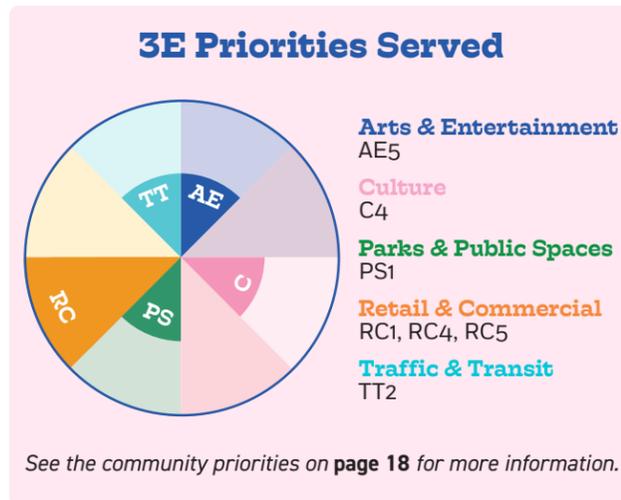
**References:**

\*2019, THE DENTON SQUARE DISTRICT: Standards and Guidelines

\*\*2023, Denton Design Criteria Manual

# 3E Explore Opportunities for Transformative Projects

Design Downtown Denton seeks to emphasize Downtown Denton's existing strengths as a strategy for economic development and quality of life. Building on the recommendations for new development (3A and 3B) and the improvement of public spaces discussed in Chapter 2, there are a number of buildings or program types that would enhance Downtown's strengths. The programming recommended here seeks to build on Downtown's walkability, the community's entrepreneurship, and to celebrate Denton's relationship with music and the arts.



## The Case for Action

Through the Design Downtown Denton process, community members have expressed a desire for several new amenities. For private investors, these are uses that have been identified as desirable and would be supported by the community.

## Proposed Actions

### Public or Shared Parking

There is a perception that parking in Downtown Denton is limited. However, the findings of the 2024 Downtown Denton Parking Study suggest that the greater issue may be with the management and visibility of parking. As Downtown continues to develop, shared and public parking will become an even more important component of the overall development strategy. Parking, including new public or public-private parking garages, should be located and managed so that people are encouraged to park on the edges of Downtown, allowing the Downtown core to emphasize its historic walkability. Parking should be managed

to encourage off-street parking by allowing free parking in garages and paid parking on the street. New developments, such as develop in southern Downtown and around Quakertown Park should be encouraged/incentivized to build shared parking garages instead of lot parking. Amend the DDC to significantly increase the percentage of required parking that can be provided through shared parking, and streamline the approval process.

### Public Market

Downtown Denton currently has numerous opportunities for smaller vendors to have temporary space, including a wide variety of events and festivals. The city is recommended to pursue creation of permanent locations for vendors that would allow the incubation of new business ideas that could grow and relocate into brick-and-mortar establishments. Special programs to support minority- and women-owned businesses could also be facilitated.

## Hotel

There is a strong desire for at least one Downtown hotel, whether a major hotel brand or independent boutique. This would also create an opportunity to partner with the University of North Texas' hospitality program.

## Music and Art Venues

In coordination with recommendation 4A, developing a larger music venue (1,000-2,500 attendees) would allow Denton to compete for larger national acts.

## Case Studies: Desired Downtown Amenities



In this example in Fargo, ND, parking is well signed and cost is managed to encourage shoppers to park off street. Image Source: Mend Collaborative



The Palace Theater in St. Paul, MN is a 2500 person venue that attracts national touring acts. Image Source: Mend Collaborative



The Dallas Farmer's Market includes both permanent and temporary vendor space. Image Source: 7th Travel.com



The Cantilever Hotel and Distillery in Ranier, MN has a unique program. A 20 room hotel is anchored by a distillery and restaurant. Several wellness based companies also rent space. Source: Mend Collaborative

# 4 Promote Nightlife, Music, Events, History, and Art



**Dan's Silver Leaf**

## 4 Promote Nightlife, Music, Events, History, and Art

### Why is this important?

Implementing policy and regulations that bolster music and nightlife in Downtown Denton is vital for enriching its vibrancy and stimulating economic development. By enacting supportive regulations, the City can cultivate a thriving entertainment ecosystem, attracting talent, investment, and visitors while nurturing a distinct sense of place.

Music and nightlife are integral to Downtown Denton's identity, drawing visitors, supporting local businesses, and fostering community cohesion. Live music venues, bars, and events contribute to the area's cultural richness, making it an inviting destination for residents and tourists.

### What are we attempting to accomplish?

#### Cultural Vibrancy



Foster live music, festivals, and the arts, enriching the area's identity and sense of place.

*Image Source: Mend Collaborative*

#### Small Business Support



Foster entrepreneurship and economic resilience.

*Image Source: Mend Collaborative*

#### Economic Development



Utilize economic development tools to ensure successful implementation.

*Image Source: Mend Collaborative*

# 4A Utilize Policy and Regulations to Support Music and Nightlife

Leveraging policy to advance music and nightlife is crucial for enhancing Downtown Denton's vibrancy and economic growth. By implementing supportive regulations the city can foster a thriving entertainment ecosystem. Strategic policies not only attract talent and investment but also cultivate a unique sense of place, making Downtown Denton a dynamic destination renowned for its music and nightlife scene.

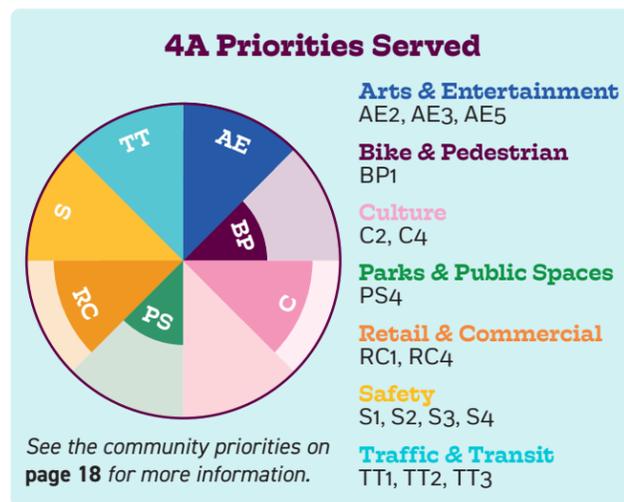
## The Case for Action

Music and nightlife are vital to Downtown Denton's vibrancy and identity. They attract visitors, support local businesses, and foster a sense of community. Live music venues, bars, and events contribute to the area's cultural richness, making Downtown Denton an inviting destination for residents and tourists alike. At the same time, Denton's position within the Metroplex means that many musicians and artists move to other areas in region after experiencing success. Recommendations that strengthen Denton's music-related infrastructure, support local musicians and businesses, foster cultural diversity, and help to keep musical talent in Denton can be a key economic development strategy for Downtown.

## Proposed Actions

### Join Sound Music Cities

The city should join Sound Music Cities and take advantage of their resources. Sound Music Cities works to support and promote vibrant music ecosystems in cities worldwide. Sound Music Cities also provides resources and guidance to cities aiming to develop and sustain thriving music scenes, helping them recognize the economic, social, and cultural benefits of a robust music industry.



### Hire a "Nightlife Mayor"

In the long term, once additional events and venues are added to Downtown hire a "Nightlife Mayor" who would be tasked with supporting nightlife in the City through the proposed Public Improvement District (*Recommendation 4G*). This new role would serve as a support to businesses that are open after the hours, when City offices are typically closed.

### Support Historic Music Venues

In partnership with the Music Friendly Denton Task Force, the city should update policies relating to issues such as code compliance and fire systems to support historic music venues, especially as Downtown's residential population grows. An "Agent of Change" policy would protect historic venues from noise complaints from new residential neighbors.

### Support the addition of additional music venues

In coordination with *Recommendations 3E and 4B (Explore Opportunities for Transformative Projects and Develop a Performing Arts Center)* and *Recommendations 2A and 2E (the Quakertown Park and Southern Downtown Park*

*concepts*) work to establish opportunities for more music venues in Denton, including a venue that accommodates 1000-2500 people, which is a larger venue than currently exists, and one or more new outdoor stages that would allow Denton to compete with other areas of the Metroplex in attracting larger acts.

### Ensure Public Realm Improvements and Streetspace Management benefits musical performance

In coordination with public realm *Recommendations 1B, 2B, 2C and 2D*, redesign some streets to support limited street

closures for outdoor performances on a regular basis. Limited street closures will help to accommodate more outdoor musical performances.

### Create housing support for culture bearers

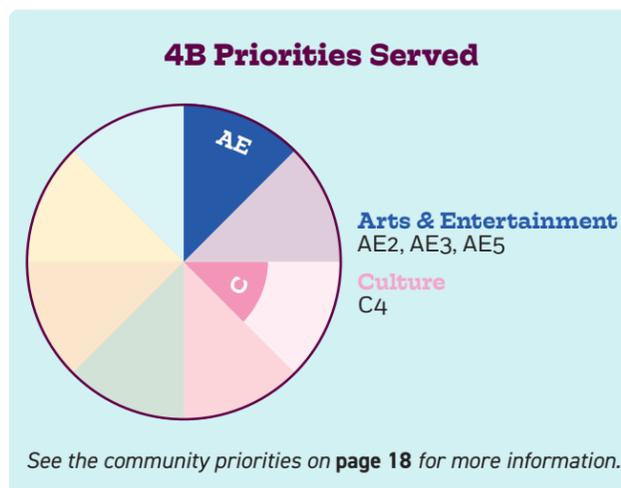
In coordination with *Recommendation 3B*, partner with local and national organizations to design policies to facilitate the creation of affordable living opportunities for for musicians and artists, including live-work spaces.



A jazz performance at Steve's Wine Bar. Image Source: Mend Collaborative

# 4B Develop a Performing Arts Center

As established in recommendation 4A, building on the Denton's reputation as a center for the music and the arts is an important component of Downtown Denton's economic development strategy. Establishing a performing arts center in Downtown Denton would significantly enhance the cultural landscape of the city, providing a centralized venue for a diverse array of artistic expressions and a point of connection between university programs and Downtown. Such a center would serve as a vibrant community hub, attracting both local talent and renowned performers, thereby fostering a rich cultural exchange.



## The Case for Action

Denton boasts a rich and vibrant history of musical performance, dance, theater, and film, thriving both at its universities and through the city's robust festival culture. Research, interviews, and public engagement have revealed that various arts organizations need office and rehearsal space. Many organizations could expand their programming from annual festivals or events to more consistent, year-round activities if proper spaces were available. A new performing arts center would serve as a hub for existing organizations and provide a valuable resource to enhance Denton's arts scene. This center would not only boost the local economy through increased tourism and business opportunities but also cultivate a deeper appreciation for the arts among residents.

## Proposed Actions

- Establish a state-of-the-art performing arts facility in Downtown Denton, utilizing public investment as a catalyst for further development.
- Include versatile performance spaces, rehearsal studios, and exhibition areas to accommodate various art forms, from theater and dance to music and visual arts.
  - Offer both market-rate and below-market-rate office space and establish relationships with existing organizations, including those promoting Denton's festivals and the universities' arts and music programs. Develop partnerships with resident organizations to ensure the center hosts a range of events and educational programs throughout the year.



Denton's festival's successes are driven by local performers. Image Source: Mend Collaborative



A school dance group performs on the Courthouse Square as part of Hispanic Heritage Month. Image Source: Mend Collaborative

## Case Study: Midtown Arts and Theater Center Houston (MATCH)

The Midtown Arts and Theater Center Houston (MATCH) is a dynamic cultural hub located in the heart of Houston's Midtown district. It serves as a versatile performance and exhibition space, catering to a wide range of artistic disciplines, including theater, dance, music, and visual arts. With its state-of-the-art facilities, MATCH provides artists and organizations with flexible venues that include multiple theaters, rehearsal spaces, galleries, and meeting rooms. The center fosters a vibrant community atmosphere, supporting both emerging and established artists while offering the public access to diverse and engaging cultural experiences.



Source: Midtown Arts and Theater Center, Houston

# 4C Expand Programs to Support Small Businesses

In the Design Downtown Denton process, stakeholders emphasized the importance of small, local businesses to the City's identity. Proposed actions include expanding Downtown Reinvestment Grants, establishing a program to help business owners purchase their buildings, and creating a 2% loan program for new and existing businesses. Additionally, forming a "Small Business Benefits District" is recommended to offer non-traditional benefits. These initiatives aim to prevent chain stores from dominating, support existing businesses, and enhance ownership access for minority- and women-owned enterprises, fostering economic resilience and continuity in Downtown.

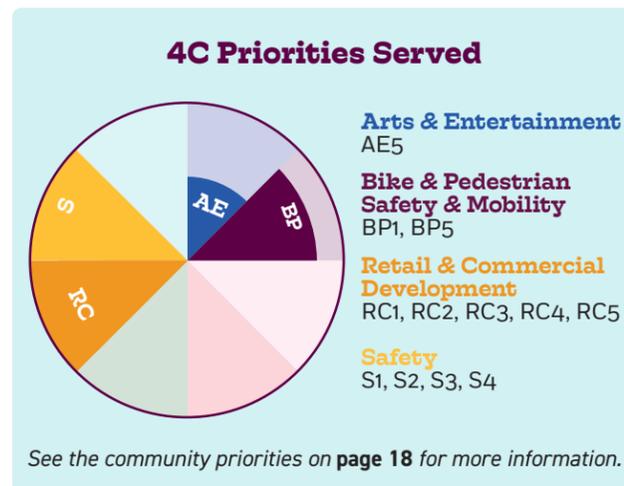
## The Case for Action

Throughout the Design Downtown Denton public engagement process, one of the clearest messages from stakeholders was the importance of small, local businesses to Downtown Denton's character and identity. Downtown Denton boasts a variety of locally owned, unique businesses that would make most cities envious. Stakeholders also expressed a strong desire to prevent Downtown from being taken over by chain stores, to ensure that existing small businesses can thrive, and to expand access to business ownership for minority- and women-owned businesses.

## Proposed Actions

### Expand the use of Downtown Reinvestment Grants

Downtown Reinvestment Grants, funded by the TIRZ, have benefited Downtown businesses seeking façade improvements and utility upgrades. With expanded TIRZ funding (see recommendation 4E), the city should proactively identify locations and business sectors to assist.



### To preserve affordability, establish a program to assist business owners in the purchase of their buildings

Research has shown that one of the most effective ways for small businesses to ensure long-term real estate affordability is through building ownership. Empowering small business owners through grants, low-interest loans, or loan guarantees with community banks creates the opportunities necessary for businesses to secure their premises, ensuring long-term stability. The City should work to provide education and training for small business owners on negotiating a right of first refusal in their leases. This would offer them a fair chance to buy their properties before they are sold, preventing displacement and preserving the character and diversity of the local economy. Additionally, the City should include a grading criteria for building owners who receive City funding or grants to encourage a right of first refusal to be included in lease agreements. This will assist small business owners in purchasing their buildings, allowing them to build equity, reinvest in their operations, and contribute more effectively to the local economy, promoting economic resilience and continuity.

### Establish a 2% Loan Program

A low-interest loan program for new and existing businesses will expand investment in Downtown small businesses. The program should include flexibility in the uses of funds, including:

- Building construction
- Interior improvements
- Lighting, windows and doors
- Roofing, plumbing and electrical
- Mechanical systems and air conditioning
- Sustainable building improvements
- Masonry repairs and other façade improvements
- Repairing or replacing of cornices, entrances, doors, windows, decorative details and awnings
- Architectural design services for plans and specifications
- Landscaping
- Building identification/signage
- Handicap access improvements
- Streetscape costs
- Purchase of machinery and equipment
- Leasehold improvements
- Installation of a fat, oil, and/or grease interceptor system ("grease trap")

Loans could utilize a 10-year repayment schedule and would include credit requirements, though these could be waived or modified if the proposed business owner belongs to a historically underrepresented group of business owners, including minority, women, and veteran-owned businesses.

### Establish a "Small Business Benefits District"

The City will partner with the Economic Development Partnership and Denton Main Street Boards to create a "Small Business Benefit District" that can provide non-traditional benefits to small businesses such as lower insurance rates, joint purchasing, and consolidated back-of-house functions.



Programs such as a loan program and a small business benefit district would help to alleviate the challenges faced by small local retailers. Image Source: Mend Collaborative



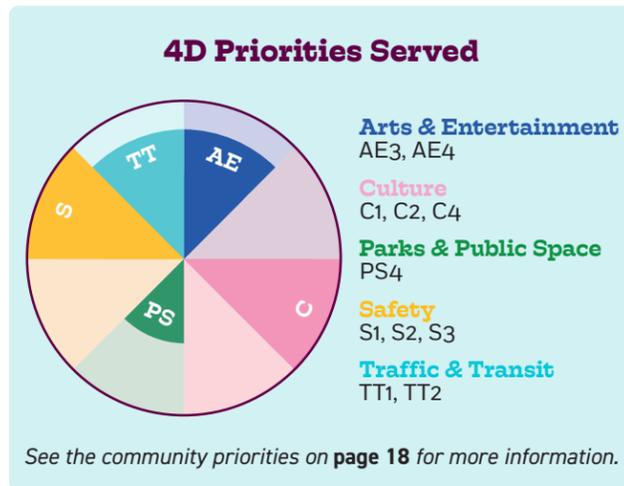
Many Denton businesses foster community with unique and fun outdoor spaces. Offering support to these businesses can help them continue to flourish. Image Source: Mend Collaborative

# 4D Expand on Downtown Events

Downtown Denton thrives with a dynamic event calendar that enriches the community and adds the area's cultural landscape. From lively festivals to intimate gatherings, these events serve as vibrant magnets, drawing people from all walks of life to experience the city's unique atmosphere. Beyond merely entertaining, these gatherings foster a sense of belonging and pride among residents while also attracting visitors, injecting energy into the streets, and bolstering local businesses. By welcoming people of diverse backgrounds and interests, Downtown Denton's events not only enliven the area but also contribute to its identity as a thriving cultural hub.

## The Case for Action

Various organizations coordinate events of different sizes within downtown Denton. For example, the Denton Mainstreet Association orchestrates Twilight Tunes on the County Courthouse lawn in spring and summer. The City of Denton hosts large-scale events around the Square and in Quakertown Park year-round. Additionally, Denton's Black Chamber sponsors an electrifying blues festival. These events are further supported and promoted by Discover Denton, operating under Denton's Chamber of Commerce. There are opportunities to streamline and organize the event hosting process, enabling a greater number of events to reach and benefit a broader spectrum of community members.



## Proposed Actions

### Continue to Develop a Tiered Approach for Permitting Different Sized Events:

- Align tiers with permitting timelines, allowing for shorter timelines for smaller events.
- Develop a tool to determine tier level and provide specific permitting guidelines per tier - Similar to the City of Austin's Special Events Permit Process.

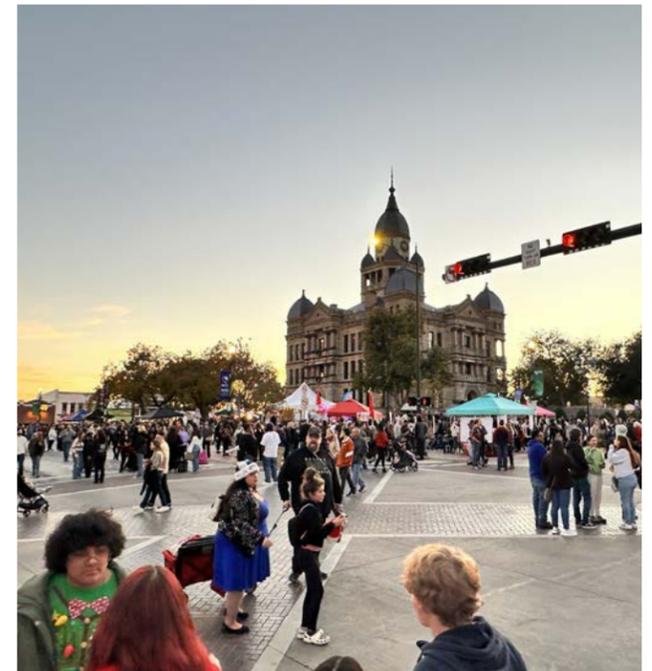
### Streamline the Event Permitting and Planning Process

- Update and simplify the Right-of-Way use permitting process.
- Update the requirements for the Traffic Control Plan for road closures, including showing example plans.
- Update the requirements in Event Parking Plan for road closures, including showing example plans.
- Offer educational workshops on the Denton event permit process to community groups and members.

- Create Downtown parking plan for larger events that includes clear mapping and signage identifying available public and private lots, which lots are paid or free, and other relevant information.
- Develop noise ordinance for outdoor music pop-ups or venues.
- Hire additional staff to work a forecasted growing number of events in Denton.

### Collaborate with Partners to Expand Downtown Events:

- Continue collaborating with downtown partners to bring exciting events to the city at multiple locations and times of year.
- Coordinate with Downtown Denton's branding effort (refer to recommendation 4D Establish a Downtown Brand Recommendation) to promote and market events.



Denton's Holiday Lighting Festival is an event that brings huge crowds and balances multiple stages, activities, performances, and partners Image Source: Mend Collaborative.



The Denton Blues festival held in Quakertown Park, by the Denton Black Chamber of Commerce, brings fantastic music, large crowds, stages and food trucks into the park. Image Source: Mend Collaborative.



Denton's Day of the Dead Festival is a free, family-friendly event held outside on the streets of Denton complete with live music, dancing, arts, and food. Image Source: dentondayofthedeafestival.com

# 4E Modify and Expand on Economic Development Tools

Denton employs a variety of economic development tools to enhance its Downtown area, yet many of these tools remain underutilized or are not applied with a clear strategy. Some resources available to the city are not utilized at all, leading to missed opportunities for growth and improvement. To address these challenges, it is crucial to explore how these tools can be used more effectively and strategically. By expanding, sharpening, and combining these economic development tools, Denton can ensure a more robust and successful implementation of its vision for Downtown.

## The Case for Action

A review of Denton's existing funding sources revealed that several key economic development tools are in place but have not been extensively utilized.

The Tax Increment Reinvestment Zone (TIRZ) retains incremental increases in property tax revenue within a designated district, accumulating a balance of \$3.5 million and generating \$1 million annually. These TIRZ funds support Downtown Reinvestment Grants, providing up to \$200,000 per year to reimburse downtown businesses in building improvements such as roof and foundation repairs, new signs and awnings, and utility and fire suppression upgrades.

380 Agreements offer tax rebates or grants for new construction aimed at economic development. TIRZ revenue was used to provide grant funds for such an agreement with the Railyard project, now complete.



The Catalyst Fund, designed to support economic development initiatives citywide, currently has a balance of \$4.3 million and funds entrepreneur tech, expansion, and job-based grants.

Finally, Historic Tax Credits offer an annual property tax exemption of up to 50% on designated buildings with up to \$10,000 in qualifying improvements or restoration, but only two properties downtown currently utilize this exemption according to the city database.

## Proposed Actions

The City of Denton should expand economic development opportunities in the following areas.

### Existing Funding Sources to be Modified:

#### Tax-Increment Reinvestment Zone (TIRZ)

The current TIRZ covers a limited area, though it is now generating almost \$1 million per year in revenue and has \$3.5 million in current funding reserves.



The TIRZ should be expanded. Now that the infrastructure bond has passed and PEC-4 will likely be constructed without TIRZ funding, the City should, as part of the TIRZ expansion, create a new TIRZ plan identifying priority projects including:

1. Incentivizing downtown housing construction.
2. Building out streetscape and public realm improvements to improve public seating areas, pedestrian safety, more pedestrian-oriented intersections, and bicycle facilities.
3. Consider areas of Southeast Denton to include in the expansion per the Southeast Denton Master Plan.

TIRZ revenue has been used to fund Downtown Reinvestment Grants and 380 Agreements. This funding should continue and expand if the TIRZ expands, but such funding arrangements should only be executed if doing so serves a strategic goal in implementing the Downtown plan – that is, the City should be proactive rather than reactive.

#### **Downtown Reinvestment Grants**

Downtown Reinvestment Grants, funded by the TIRZ, have benefited a few Downtown businesses seeking façade improvements and utility upgrades. In some cases, however, a grant to a property owner has prevented the city from providing another grant to a tenant business on the same property. With expanded TIRZ funding, the City should re-evaluate current TIRZ policies and proactively target catalyst projects.

#### **380 Agreements**

380 Agreements offer tax rebates or grants for new construction aimed at economic development. Only two 380 agreement have been executed Downtown (Railyards and Fine Arts Theater) using TIRZ funds. The City should expand the use of 380 Agreements for both

housing and other new construction Downtown, using funds from an expanded TIRZ and possibly from the Catalyst fund.

#### **Historic Tax Credits**

The City should inventory historic significant sites Downtown and, based on business and residential opportunities that exist, prioritize buildings that need improvement and could benefit from the Historic Tax Credit and reach out to relevant landowners. The Designated Sites or Historically Significant Tax Credits should be used where appropriate. Such efforts could complement Downtown Reinvestment Grants and/or 380 Agreements involving specific businesses located in historic structures.

#### **Catalyst Fund**

The citywide Catalyst Fund has a balance of more than \$4.3 million. The catalyst fund is intended for major projects of citywide importance. A portion of the Catalyst fund can be used to encourage the Entrepreneur Tech Program, establish 380 Agreements and direct business assistance for startups in the Downtown, especially those that serve a strategic Downtown goal such as supporting diverse local food and beverage establishments, preserving Denton history and culture, or recruiting tech companies downtown in partnership with Stoke.

#### **Texas PACE program**

Under Texas law, property owners are able to obtain low-cost capital for energy and water conservation improvements that are paid back by a property assessment. The City should partner with the Texas PACE Authority to provide this opportunity to property owners Downtown as an additional incentive to improve their property.

#### **New Funding Opportunities:**

##### **Qualified Hotel Project Tax Rebate**

A Qualified Hotel Project permits the rebate of state hotel and sales tax for hotel that is connected to meeting space of 10,000 square feet or more. Denton became eligible for this benefit as a result of legislation in 2023. As part of the East McKinney project, the City should consider including a boutique hotel and meeting space that would qualify for the rebate, as both would increase foot traffic Downtown. A different location could be considered for the hotel and meeting space; but the meeting space may be more desirable if located close to City Hall.

##### **Parking Benefit District**

If the pending parking utilization study shows that some areas have more parking demand than supply, the City should create a Parking Benefit District that would administer paid parking in those areas and use the funds to manage the parking and pay for ped/bike facilities and street redesign. The Parking Benefit District should be part of a larger, comprehensive parking management effort that includes all publicly owned (or managed) on-street and off-street parking Downtown.

##### **Affordable Housing Tax Exemption**

The City recently established a Public Finance Corporation eligible to own land on which affordable housing is built, thus providing such projects with a property tax exemption. The City's PFC should aggressively seek developers to build affordable housing Downtown, especially given the recent passage of the \$15 million affordable housing bond. Among other things, this would provide greater incentives for constructing housing Downtown – even market-rate housing, as the PFC law allows mixed-income developments. Although the PFC law has been controversial (and subject of considerable discussion in Denton), the law was tightened up in the last legislative session.

#### **New Market Tax Credits**

New Market Tax Credits are federal tax credits for investments in development projects located in qualifying communities by qualifying entities (Downtown Denton qualifies). These are typically non-residential projects. The City should identify high-priority mixed-use or non-residential projects that might qualify for New Market Tax Credits and identify a qualified entity to help bring NMTCs into the financing picture for important Downtown projects.

##### **HUD Section 108 Loan Guarantees**

HUD Section 108 loan guarantees are low-cost, flexible loans for economic development available to CDBG recipients from private lenders. Loans are guaranteed by the federal government. The City should identify critical Downtown projects that could qualify for HUD 108 loan guarantees and identify CDBG recipients that could assist in bringing this financing mechanism into key deals Downtown.

##### **Private and Philanthropic Funding**

Philanthropic and foundation funding is increasingly used for park and open space improvements. The City should explore opportunities to expand Philanthropic funding for major projects.

##### **Bundling Economic Development Tools Together**

As valuable as each individual economic development tool is, the use of tools together can create a powerful set of incentives to implement the goals of the Downtown Master Plan. This was done recently for the Fine Arts Theater, which received a grant from TIRZ revenue through a 380 agreement as well as an Historic Tax Credit. In the future, a Downtown property owner could, for example, seek a Downtown Reinvestment grant for façade and sidewalk improvement, a Historic Tax Credit to maintain an historic building, and a PACE financing to upgrade energy and water systems. A developer might be able to bundle different tools in a similar fashion. The City should create a menu of tools and incentives that can work together – one menu for current Downtown property owners, one for current downtown business owners, and one for prospective Downtown developers.

## Land Banking

Land banking should be used as a strategic tool to acquire, manage, and repurpose vacant, abandoned, or underutilized properties to stimulate economic development. Utilize land banking to ensure that land is used in ways that best benefit the community, such as for affordable housing, green spaces, or commercial projects that meet plan goals, and to assist with land assembly that will allow larger scale projects to move forward in areas with divided land ownership.

## Active Transportation Funding Opportunities

There are a variety of programs at the federal and state levels that administer funding through TxDOT and NCTCOG and are designed to address improvements to active transportation through infrastructure, education and awareness, and operational improvements. This has been further supported by the Bipartisan

Infrastructure Law, making more funding available for projects and programs that improve pedestrian and bicycle safety and access, a high priority for Downtown Denton.

Strategies like nesting active transportation elements into larger project applications can increase the competitiveness of projects. For example, building intersection safety improvements into highway or street corridor projects can be attractive to application evaluators seeking to fund multimodal projects that establish connections well beyond the project boundaries.

### Federal Resources

#### USDOT - Reconnecting Communities and Neighborhoods (RCN) Grant Program

**Type:** Non-competitive

**Fund Uses:** Planning, Capital, and Operations

The RCN Grant Program combines two discretionary grant programs: the Reconnecting Communities Pilot (RCP) and the Neighborhood Access and Equity (NAE) program. These programs are available for planning, capital, and regional partnership projects that focus on addressing gaps in the transportation networks, specifically those that have affected historically disadvantaged communities. The outcomes for projects that receive funding from this program are those that improve access to key destinations, foster equitable development and restoration, and redesign highways to remove barriers to community connectivity.

#### USDOT - Safe Streets and Roads for All (SS4A) Grant Program

**Type:** Non-competitive

**Fund Uses:** Planning, Capital, and Operations

The SS4A Grant Program is a discretionary program that funds regional, local, and Tribal projects and programs that aim to prevent roadway deaths and serious injuries. SS4A Grants fall into two buckets: a Planning and

Demonstration Grant, and an Implementation Grant. Planning and Demonstration Grants fund strategies that prevent roadway deaths and serious injuries, including a comprehensive safety action plan, which is needed to apply for an Implementation Grant.

#### USDOT - Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program

**Type:** Competitive

**Fund Uses:** Planning, Capital, and Operations

Previously known as TIGER and BUILD, RAISE grants are available to fund the planning, pre-construction, and construction of public transportation projects, intermodal projects, and roadway projects, among others. The grant covers 80% of project funding in urban areas and 100% of funding for projects in rural areas and for planning grants in Areas of Persistent Poverty.

#### FHWA - Active Transportation Infrastructure Investment (ATIIP) Program

**Type:** Competitive

**Fund Uses:** Planning, Capital, and Operations

The ATIIP Program is a new competitive grant program that supports construction projects to provide safe and connected active transportation facilities in active transportation networks or active transportation spines. Networks are defined as facilities that connect destinations within a community or metropolitan region, while spines are facilities that connect between communities, metropolitan regions, or states. The grant program is split into two types of grants: Planning and Design and Construction grants. To be eligible for a Planning and Design grant, planning and design costs must be at least \$100,000 and to be eligible for Construction grants, construction costs must be at least \$15 million.

#### FHWA - Congestion Mitigation and Air Quality Improvement (CMAQ) Program

**Type:** Non-competitive

**Fund Uses:** Planning, Capital, and Operations

The CMAQ Improvement Program is a non-competitive long-standing grant program that aims to improve air quality and reduce traffic congestion, particularly in areas of the country that do not attain national air quality standards. Examples of CMAQ projects include signal coordination, intersection improvements, park-and-ride facilities, sidewalks, non-recreational bicycle and pedestrian facilities, and transit investment, among others. Many of these project types directly apply to specific mobility hub elements and related local infrastructure. TxDOT distributes CMAQ funds to local MPOs, and government entities are eligible to apply.

#### FHWA - Surface Transportation Block Grant (STBG)

**Type:** Non-competitive

**Fund Uses:** Planning, Capital, and Operations

The STBG Program funding is non-competitive – a formula is used by FHWA to apportion STBG funds to each state. The funds are then sub-allocated to NCTCOG from TxDOT using a population-based formula. Transportation Alternatives, or bicycle, pedestrian, transit, and other small-scale multimodal projects, are required to make up 10% of STBG funds. STBG funds are intended for public roadways where bicycle and pedestrian improvements, transit connections, and other mobility hub improvements can be supported.

### State Resources

Most state funding is through the Texas Department of Transportation (TxDOT) and is allocated for tolled and non-tolled highways. However, TxDOT and the Texas Commission on Environmental Quality (TCEQ) offer a few funding programs eligible for active transportation projects in Texas.

### TxDOT - Transportation Alternatives Set-aside (TA) Program

**Type:** Competitive

**Fund Uses:** Planning and Construction

The Transportation Alternatives (TA) Set-Aside Program and its predecessor programs are competitive funds meant to support stand-alone bicycle and pedestrian projects. The TxDOT-administered program addresses planning and construction of bicycle and pedestrian improvements that improve mobility options for active transportation modes.

### TxDOT - Education and Safety Grant Programs

**Type:** Non-competitive

**Fund Uses:** Education and Safety

As part of TxDOT's Highway Safety Plan, federal grant funding is available to a variety of organizations and levels of government for implementation of education and safety programs that reduce fatalities, injuries, and crashes. These non-competitive funds are available only for strategies that help educate, monitor, and report on bicycle and pedestrian safety.

### TxDOT - Safe Routes to School (SRTS)

**Type:** Competitive

**Fund Uses:** Planning, Capital, and Operations

The SRTS program is a comprehensive competitive grant program that provides funding for planning, development, and implementation of projects and programs that improve safety, comfort, and access for children grades K-8 to get to school to walk or bike to school. This includes education and awareness campaigns, traffic, fuel consumption, and air pollution reduction.



# 4F Establish a Downtown Brand

Downtown Denton boasts a vibrant identity deeply rooted in its arts and music scene, rich history, unique architecture, and quirky charm. This distinctive personality is reflected in the lifestyle of Dentonites, who celebrate their community through art, merchandise, and events. To enhance Denton's reputation as an exceptional place to live, work, shop, play, and learn, a cohesive branding strategy is essential. This brand should effectively communicate Denton's unique character to visitors and potential new residents while help them navigate to their destinations and discover what Denton has to offer nearby.

## The Case for Action

Downtown Denton has multiple iconic landmarks such as the Denton County Courthouse, the Morrison's Milling sign, and the Campus Theater, unique businesses for food, drink and shopping, and the historic Quakertown Park. These landmarks should be easily identified as Downtown Denton and help provide a cohesive and singular sense of place. Right now that cohesion is lacking, due to a deficiency of visual connection between these landmarks. Visitors to Beer Alley may not feel they are within walking distance of the Square. A cohesive brand marked by signage, banners, and wayfinding can support walkability by connecting these unique features in one area. Branded Wayfinding positioned in key parking areas can also help people move more easily between their car and desired destinations.



## Proposed Actions

- Release an RFQ to develop a brand strategy and design including logo, colors, wayfinding, and signage led by local artists with input from Economic Development and Downtown Stakeholders. Branding should be colorful, vibrant and attractive, being consistent with the personality of its people, events and businesses.
- Use branding in wayfinding signage that directs to businesses, universities, parks and historic features throughout Downtown.
- Identify pathways and trails that can have plaques, signage, or other features that tell the history and story of notable groups and features of Downtown Denton and their impact on the city, such as:
  - Black Americans
  - Native Americans
  - Music History
  - University History
  - Growth of Denton History
  - Public Art Walk

- Develop a policy for branding requirements specifying limitations on the use of branding elements such as logos, slogans, copyrighted designs, and other brand features.
- Integrate the branding of visual components with the Public Art Plan, Denton Square District, and other design standards and guidelines.
- Review the brand guidelines annually with Economic Development and Downtown Stakeholders to ensure consistency as Downtown develops.
- Update Sign Ordinance, and banner and signage programs.
- Develop unique branding for Quakertown Park and surrounding blocks, highlighting the historic park.
- Integrate University branding into wayfinding and banners, highlighting UNT along Hickory and Sycamore Streets and TWU along Bell Avenue and Locust Street.
- Look for funding for improvements from Texas Commission on the Arts, which identified the Original Denton District as a cultural district in 2019.

## Existing Branding & Wayfinding



Existing wayfinding is not part of a cohesive brand for Downtown Denton and does not provide enough clear and specific information to support businesses or walkability. Image Source: Mend Collaborative

## Logo and Design Examples



## Wayfinding Examples



## Banners Examples



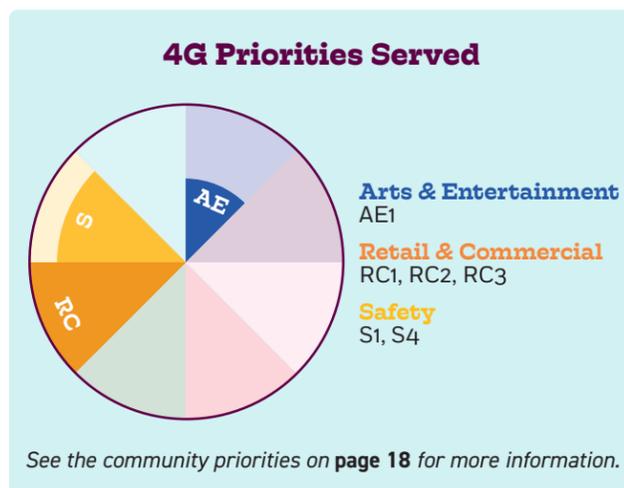
# 4G Establish a Public Improvement District

Successful Texas downtowns typically maintain a wide variety of organizational tools, each with different statutory abilities and funding mechanisms that can be utilized in tandem to achieve an overall vision for the community. A Public Improvement District (PID) is a special district created by a city or county to fund public improvements and services within a designated area. Establishing a PID would provide Downtown Denton with a more robust set of tools and dedicated funding to finance projects that enhance the downtown area's quality of place.

## The Case for Action

Downtown Denton currently has Denton Main Street, which is a part of a state and national Main Street Program, a Texas Cultural District, and a Tax Increment Reinvestment Zone (TIRZ), each providing valuable assets for implementing Design Downtown Denton. However, due to Denton's population growth, these tools do not offer all the statutory abilities that a growing city of Denton's size may need.

Three types of Texas districts were analyzed for Downtown Denton: a Public Improvement District (PID), a Municipal Management District (MMD), and a Municipal Development District (MDD). While each of these entities is similar, their establishment processes and funding sources vary slightly. An MMD would allow the use of sales tax for economic development but would require reallocating funds from DCTA, making it less preferable. PIDs and MMDs are very similar, but ultimately, a PID was identified as the candidate that would provide the city with the greatest amount of control.



## Proposed Actions

PIDs are established through a petition process initiated by property owners, followed by formal approval from the city. At least 50% of the property owners within the proposed district, or the owners of 50% of the land within the proposed district, must sign the petition. This requirement ensures significant support among the property owners who will be affected by the PID before it is created. Given Downtown Denton's small lot sizes and variety of ownership, this is no small task. While this report provides a goal for the area to be contained within the PID, the process of acquiring signatures may alter the final boundaries of the district.

The city should begin by approaching large landowners. It is important that the city has ready information regarding the amount of additional taxes that individual owners would pay, the cumulative amount of funding that would be generated, and the activities that could be funded through the district. The city should consider utilizing the same board structure for the PID as is used for the TIRZ, allowing for better coordination in their actions.



# 5 Plan Implementation

## 5 Plan Implementation

### Introduction

The Downtown Denton Master Plan requires a refresh to steer growth over the next decade. This update focuses on enhancing parks and open spaces, parking, housing, mobility, connectivity, and preserving existing neighborhoods and historic sites. The new plan aims to leverage Downtown's strengths, honor its history and character, and create an even more enjoyable living environment.

The recommendations and actions outlined in the plan need thoughtful implementation and prioritization. This will help the City make decisions on actions to take to further the goals of the plan.



Plaza on the Square Rendering



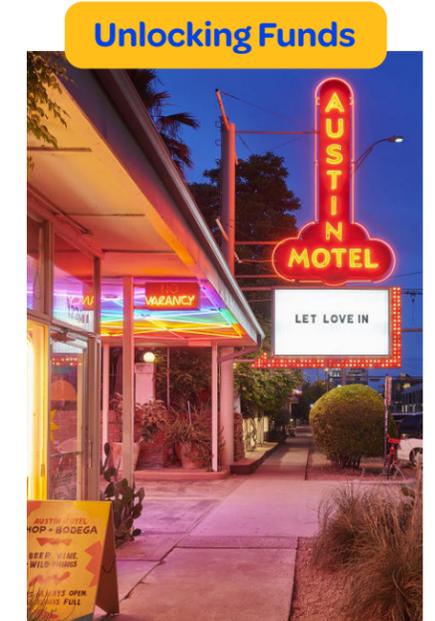
Prioritizing what should happen first.

Image Source: Wikimedia Commons



Exploring opportunities to bundle incentives.

Image Source: Mend Collaborative



Unlocking funds such as tax rebates for qualified hotels.

Image Source: Wikimedia Commons

## Implementation of Economic Development Tools

Implementing Denton’s new Downtown Master Plan will require the City to move quickly to establish additional revenue sources, and new and expanded programs to use that revenue to move Downtown forward. In addition, expenditure of funds for implementation of the plan must balance three different types of projects:

- Construction and maintenance of public infrastructure and public realm improvements
- Incentives for business owners
- Incentives for property owners and developers

### Prioritizing Policy Recommendations

Policy-related recommendations also were prioritized based on whether other projects are dependent on that particular policy action. A timeline range was assigned to the policy recommendation. The below table shows this in more detail.

Policy Recommendation	Lead Department(s)	Timeline
<b>4E</b>   Expand TIRZ	ED	<b>Year 1</b>
<b>4G</b>   Establish a PID	ED	
<b>3B</b>   Encourage Downtown Living	ED, DS, PID, TIRZ	<b>Year 5</b>
<b>4A</b>   Utilize Policy and Regulation to Support Music and Nightlife*	ED, DS, PID	
<b>4C</b>   Expand Programs to Support Small Businesses	ED, DS, MSA, PID, TIRZ	
<b>3D</b>   Adopt Public Realm Guidelines and Zoning Recommendations	DS	
<b>4E</b>   Expand on other Economic Development Tools	ED	
<b>3C</b>   Strengthen Historic Preservation Opportunities	DS	
<b>3E</b>   Pursue Opportunities for Transformative Projects	ED, PID, RE	<b>Complete As Opportunities Arise</b>
<b>4D</b>   Expand on Events	PID, MSA, PR	
<b>*4A</b>   Hire Night Major	ED, DS, PID	

This portion of the implementation section prioritizes the economic development tools identified in the Design Downtown Denton Plan and articulates steps required to use those tools effectively in order to implement the plan over the next several years. The City does have a number of other economic development tools available citywide that might also be used, including a sales tax rebate on construction materials, utility improvement reimbursement, and a reduction in electrical demand charges.

Department Key	
Development Services	DS
Parks and Recreation	PR
Economic Development	ED
Engineering Services	ES
Streets Division	SD
Real Estate	RE
Capital Improvement Projects	CIP
Public Improvement District	CIP
Tax Increment Reinvestment Zone	TIRZ
Main Street Association	MSA
Greater Denton Arts Council	GDAC

### Priority 1 (Year 1)

The top priorities focus on establishing additional revenue sources and clarifying how those additional revenues will be used.

#### Tax Increment Reinvestment Zone: Boundaries, Revenue, and Use of Funds

The Downtown Plan calls for an expansion of the boundaries of TIRZ #1. Along with the TIRZ expansion will come an increase in revenue and a need to create a new Project Plan that identifies eligible projects and allocates funds among different purposes.

The new Project Plan should include:

- Expanded boundaries - phased approach if applicable
- Clarification of timeframe (longer timeframe)
- Projected revenue

The City should also clarify use of TIRZ funds, considering the following questions:

- Will TIRZ funds still be used for Downtown Reinvestment Grants and 380 Agreements?*
- Will TIRZ funds be used for a new low-interest loan program?*
- Will TIRZ funds be used to incentivize private development and if so how?*
- What public realm improvements and public infrastructure will be paid for with TIRZ revenue?*
- How should TIRZ revenue be divided among all these goals?*
- Should the City bond against TIRZ revenue?*

#### Public Improvement District

The City should also move quickly to create a Public Improvement District (PID) for the core part of Downtown.

The City should:

- Determine the boundaries of the PID (which must win the support of both most property owners and most of the assessed value inside its boundaries).
- Develop PID revenue projections for the coming years.
- Determine what activities can be paid for with PID revenue. Activities that might be covered by PID revenue could include:
  - Ambassadors/safety programs
  - Marketing and events
  - Public realm maintenance

#### Catalyst Fund

The City has recently revamped some of its economic development incentive revenues into one fund called the Catalyst Fund. The Downtown Plan recommends setting aside a certain percentage of the Catalyst Fund for Downtown projects. The City should determine what percentage of the Catalyst Fund should be set aside for Downtown and what those funds should be used for, perhaps focusing especially on the Entrepreneur Tech Program. If Catalyst Funds citywide are intended to support major projects, the City may want to consider using the Downtown Catalyst Funds to incentivize large private development projects that will “catalyze” transformation of Downtown.

## Catalyst Projects –

### Initial Planning and Underwriting

The Downtown Master Plan includes a series of catalytic developments that have been identified due to their strategic locations and ability to generate synergies in use and activity that may “seed” the larger plan goals. These include new development that better connects downtown to Quakertown Park across McKinney Street, forming stronger urban gateways between Carroll Blvd and the downtown square area through urban infill, forming a southern development district on the land reclaimed out of the floodplain around the new park space, forming a connection from the Square eastward through the current vacant parcel, and infill development around the Wells Fargo tower.

Many of these projects require private investment through the commercial real estate industry to be implemented, and some of these developments may have an economic gap between present market conditions and the City’s desired outcomes that must be filled for the private development marketplace to advance. There are common areas where the various implementation tools available to the City can be utilized to help close such gaps including the partial funding of shared parking garages, the funding of required infrastructure and streetscape enhancements around key private developments, and writing down the cost of particular uses the City desires where appropriate.

To advance such projects, there is initial economic development work the City should do which includes prioritizing the developments,

clarifying and detailing the prioritized development concepts, and communicating the opportunity to the marketplace. With this as context, the following outline may be used to advance such developments.

- Identify any city-controlled obstacles impacting the potential implementation of each project, and devise strategies for how the City can remove said obstacles
- Prepare simple vision statements for each catalyst project with supporting technical data including what the City is willing to do in order to remove potential obstacles, this should include a simple financial gap analysis
- Identify existing land owners within each catalyst project area and arrange meetings to discuss their potential interest in participating in such implementation, either as principal, through land transaction, or in partnership with a developer
- Research similar projects in the North Texas region that have been implemented within the previous 10 years, and build a list of the developers that completed this work, with the goal being 5-10 developers per project type
- Hold informal discussions with these developers to present the information prepared on the projects deemed well-suited to their experience, and gauge their interest in advancing forward with the City
- Identify 2-3 projects and coordinate meetings between related willing land-owners and developers

## Priority 2 (Year 1-3)

Priority 2 items focus on setting up longer-term revenue sources and setting up or highlighting tax-related incentives that individual property owners can take advantage of independent of the City. Denton will still need to maintain and move forward the funding mechanisms mentioned in Priority 1.

### Property Assessed Clean Energy (PACE)

The PACE program allows property owners access to low-cost financing for energy and water conservation improvements. The city should make an agreement with the Texas PACE Authority to set up the opportunity for Downtown property owners. Given the Economic Development Director’s experience with the PACE program, this could be a Year 1 priority if the ED Department has the capacity to execute it.

### Historic Tax Credits

The City has two generous Historic Tax Credit programs that few Downtown property owners have taken advantage of – one focused on “designated” historic structures and the other focused on “significant” historic structures. The City should promote the use of both Historic Tax Credits Downtown, especially in combination with other possible incentives and programs.

### Affordable and Mixed Income Housing Tax Exemptions

The City recently established a Public Facilities Corporation, which will allow the City to partner with developers on affordable and mixed-use development projects by providing a property tax exemption. The City should identify developers and projects that could take advantage of this opportunity as part of the effort to add 1,500 housing units Downtown in the next decade.

### Parking Benefit District

As part of the Downtown parking management effort, the City should create a Parking Benefit District that will collect revenue from the paid parking spaces that are created. At least part of that revenue should be returned to the Downtown for use there.

### Small Business Benefit “District”

One innovative idea that emerged from the Downtown Plan process was an informal “district” that would allow small businesses downtown to obtain such benefits as lower insurance rates, common back-office HR and payroll services, and so forth. Possibly with a nonprofit partner, the City should pursue the creation of such a “district” for the benefit of Downtown businesses.

### Catalyst Projects – Project Selections

Work with the private development teams established during the underwriting phase to explore specific needs to advance, including the potential filling of reasonable economic gaps in order to finalize these developments for implementation.

### Priority 3 (3+ Years)

Priority 3 items focus on very long-term efforts, such as efforts that facilitate private development projects that will take several years to come to fruition.

#### Use of City Land

The City's land on McKinney Street is an extremely valuable economic development asset, allowing the City not only to incentivize new development if necessary but also, as landowner, to identify and direct specifically what type of development is desired. In combination with the Quakertown Park plan and possible relocation of City offices, the City should use City-owned land strategically to incentivize the most important desired development. Due to the proximity of the park and municipal facilities, the City may consider the following strategies to accomplish the vision for this area set forth in the Downtown Plan.

- Explore the economic benefit that the contribution of land to a private development that achieves the public goals outlined in the Plan
- Explore the use of a shared parking garage that serves both public and private uses in order to reduce the cost of both development types
- Explore the use of the implementation tools identified in this section to achieve the desired development type and quality for this strategic location

#### Qualified Hotel Project

Denton desires a boutique hotel Downtown. If such a hotel is located within 1,000 feet of meeting space totaling 10,000 square feet or more, it can qualify for state sales and bed tax rebates. The City should consider including a hotel in the McKinney Street redevelopment and using the Qualified Hotel Project tax rebate as part of an incentive package to make the deal work.

#### New Market Tax Credits

New Market Tax Credits provide private businesses and developers with equity by offering tax credits that can be sold to private investors. The tax credits are only available in certain disadvantaged locations, but Downtown Denton qualifies. The funds can be used for a wide range of projects, including retail, market-rate and affordable housing, office buildings, and community facilities. Although most entities offering tax credits are community development entities, local governments can qualify. The City of Denton should qualify as an entity offering New Market Tax Credits and identify the projects best suited to use such tax credits.

#### HUD 108 Loan Guarantees

The City should identify critical Downtown projects that could qualify for HUD 108 loan guarantees and identify CDBG recipients that could assist in bringing this financing mechanism into key Downtown deals.

#### Proactive Implementation Efforts

In the past, the City has taken a largely demand-responsive approach to incentives for Downtown improvement, often using economic development incentives in isolation from one another. For example, the Downtown Reinvestment Grant program has funded one-off improvements based on applications from property owners and business owners.

Where possible the City should take a more proactive approach to economic development, bundling incentives together to increase the likelihood that the Downtown Plan's goals will be achieved. This bundling can be done differently depending on the different entities to which the incentives might be targeted including current Downtown business owners, startup business owners, current Downtown property owners, and developers seeking to add new buildings and spaces to Downtown.

For example, current Downtown property owners seeking to upgrade their older buildings might bundle a Downtown Reinvestment Grant, an Historic Tax Credit, and a PACE energy and water conservation upgrade.

Similarly, current Downtown business owners might bundle a Downtown Reinvestment Grant, a low-interest loan (under a program yet to be created), and participation in the informal Small Business Benefit "District" that could reduce operational costs.

Developers as well could benefit from bundled incentives, especially as the City seeks to redevelop its own property along East McKinney Street and/or encourage development in the southern part of Downtown.

For example, if the City pursues major redevelopment along East McKinney, it could bundle together a wide variety of incentives, including TIRZ funding for public improvements, city land at a below-market price for a parking garage and private development, Qualified Hotel Project tax rebates for a hotel in close proximity to meeting space, and New Market Tax Credits to provide low-cost equity for either commercial or residential parts of the project or both.

In southern downtown, TIRZ funds and New Market Tax Credits could be combined, possibly with additional financing from the city's Catalyst Fund, in order to make a project work. In either case, TIRZ funds and Parking Benefit District funds could be used for public realm improvements that would complement private development.

In each of these efforts, the City would be taking a more proactive role than it has historically utilized to see the Plan goals realized. And while such proactivity may include providing economic gap funding, it may also simply take the form of the City brokering ideas and relationships between private interests around a desired common goal.

## Prioritizing Project Recommendations

The recommendations were prioritized by:

- The level of community support,
- The overall cost, and
- Whether the recommendation depends on or catalyzes another project.

The below table outlines this in more detail and assigns a timeline range for each of the projects.

Department Key	
Development Services	DS
Parks and Recreation	PR
Economic Development	ED
Engineering Services	ES
Streets Division	SD
Real Estate	RE
Capital Improvement Projects	CIP
Public Improvement District	CIP
Tax Increment Reinvestment Zone	TIRZ
Main Street Association	MSA
Greater Denton Arts Council	GDAC

Project Recommendation	Lead Department(s)	Timeline
<b>2B</b>   Create New Park on the Square	PR, RE	<b>Years 1-5</b>
<b>1B</b>   Pilot Denton Chill Streets	CIP, DS, ES	
<b>1A</b>   Re-stripe Bell and McKinney	SD, DS	
<b>2G</b>   Develop a Public Art Plan for Downtown	PR	
<b>1D</b>   Improve Transit	DS, DCTA	
<b>2A</b>   Initiate Implementation of the Quakertown Park Plan	PR	
<b>2D</b>   Complete small improvements like lighting, trees and art	DS, ES	
<b>4D</b>   Branding and Advertising, Wayfinding Plan and Historic Interpretation	PID, MSA, PR	<b>Years 6-10</b>
<b>3A</b>   Develop Southern Downtown	ED, DS, RE	
<b>1C</b>   Improve Bike Connections	DS	
<b>2C</b>   Improve Utilization of Alleys	PID, PR	
<b>2B</b>   Other Pocket Park Improvements	PR, PID	
<b>1A</b>   Rebuild Carroll Boulevard	CID, DS, ES, PID, TIRZ	
<b>2D</b>   Redesigns that upgrade streets for closures for festivals and events	CID, DS, ES, PID, TIRZ	
<b>2E</b>   Develop a new park in Southern Downtown	PR, RE	<b>Years 11-15</b>
<b>2F</b>   Partner with County to improve Historic Park	DS	
<b>4B</b>   Develop an Arts Center	ED, RE, CIP, PID, TIRZ, GDAC	
<b>4D</b>   Gateway Monuments	PID, TIRZ, DS, PR	



# Implementation of Economic Development Tools

## Tool Location and Purpose

Tool	Priority	Revenue Source	Public			Existing Private			New Private		
			Clean & Safe / Ambassadors	Public Infrastructure	Public Realm Improvements	Support for Existing Downtown Businesses	Support For Commercial Property Owners	Support for Residential Property Owners	Incentivizing New Commercial Development	Incentivizing New Housing	Support for Startups Based Downtown
TIRZ	1	Tax Increment		•	•	•	•		•	•	
380 Agreements	1	TIRZ							•	•	
Downtown Reinvestment Grants	1	TIRZ				•	•				•
Low Interest Loans	1	TIRZ				•					
Public Improvement District	1	Property Assessment	•	•	•						
Catalyst Fund	1	Variety of citywide sources				•			•	•	•
PACE	2	Property Assessments					•				
Historic Tax Credits	2	Property Tax Exemptions					•	•			
Affordable Housing Tax Exemptions	2	Property Tax Exemptions								•	
Parking Benefit District	2	Parking revenue		•	•						
"Small Business Benefit District"	2	Business Owners				•					•
City Land	3	City Land Equity			•				•	•	
Qualified Hotel Project	3	State Sales and Bed Tax Rebates							•		
New Market Tax Credits	3	Federal Tax Credits							•		
HUD 108 Loan Guarantees	3	Community Development Block Grant Funds							•	•	
Tax Abatement (Ch.312 of the Texas Tax Code)	Existing	Tax Abatement					•	•			
Sales and Use Tax for Construction	Existing	Tax Rebate				•					
Water/Wastewater Utility Line Fund	Existing	Reimbursement					•	•			
Economic Growth Rider	Existing	Reduction in electrical demand charge				•	•	•			
Tourism Public Improvement District	Existing	Property Assessment				•					•



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

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, ADOPTING THE DESIGN DOWNTOWN DENTON PLAN AND AMENDING THE DENTON 2040 COMPREHENSIVE PLAN. THE DESIGN DOWNTOWN DENTON PLAN HAS AN APPROXIMATE BOUNDARY LINE OF CARROLL BOULEVARD TO THE WEST, EAGLE DRIVE TO THE SOUTH, BELL AVENUE AND MINGO ROAD TO THE EAST, AND A NORTHERN BOUNDARY GENERALLY ALONG COLLEGE STREET, TEXAS STREET, OAKLAND STREET, AND UNIVERSITY DRIVE, ENCOMPASSING APPROXIMATELY 767 ACRES IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; AND PROVIDING AN EFFECTIVE DATE (CA24-0003).

WHEREAS, on March 22, 2022, the City of Denton adopted the Denton 2040 Comprehensive Plan; and

WHEREAS, the Denton 2040 Comprehensive Plan established goals, policies, and actions to manage growth, promote reinvestment, and improve the quality of life in the City for the next two decades; and

WHEREAS, the Denton 2040 Comprehensive Plan also established a strategy for planning and development for the City, including a key action to create area plans to supplement and amend the Denton 2040 Comprehensive Plan to guide localized community development decisions; and

WHEREAS, on April 5, 2022, City Council directed staff to proceed with the preparation of an updated area plan for Downtown Denton; and

WHEREAS, the development of the Design Downtown Denton Plan started in July 2023 with a kickoff meeting and area tour; and

WHEREAS, on August 15, 2023, the City Council approved a resolution authorizing the creation of the Downtown Plan Update Advisory Group and making appointments to the Advisory Group to provide representation of stakeholder interests within the Downtown Denton community; and

WHEREAS, the Design Downtown Denton Plan builds upon the Denton 2040 Comprehensive Plan, and provides a vision, community priorities, and recommended actions to guide Downtown Denton development over the next two decades, including in the areas of economic development, mobility, parks and open spaces, small business development, historic preservation, and infill development; and

WHEREAS, the City Council, Planning and Zoning Commission, and Parks Board held a joint work session on December 5, 2023 to review the vision and priorities for the Design Downtown Denton Plan; and

WHEREAS, through an extensive public engagement process involving the Advisory Group, residents, business owners, and other key stakeholders, a vision, community priorities, recommendations, and proposed actions were crafted to guide future community development decisions and public investments as the Design Downtown Denton Plan; and

WHEREAS, on August 14, 2024, the Planning and Zoning Commission held a public hearing and recommended \_\_\_\_\_ of the Design Downtown Denton Plan, including the vision, community priorities, recommendations, proposed actions, Project and Policy Recommendation Tables, Design Guidelines Table, and conceptual street sections; and

WHEREAS, the City Council at its meeting on \_\_\_\_\_ finds that the Design Downtown Denton Plan is in the best interests of the health, safety and general welfare of the citizens of Downtown Denton and the City of Denton, Texas; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON, TEXAS HEREBY RESOLVES:

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

SECTION 2. The Design Downtown Denton Plan sets a framework for future land use planning and decision making for the area that generally includes the area within an approximate boundary line of Carroll Boulevard to the west, Eagle Drive to the south, Bell Avenue and Mingo Road to the east, and a northern boundary generally along College Street, Texas Street, Oakland Street, and University Drive, encompassing approximately 767 acres in the City of Denton, Denton County, Texas, as depicted on Exhibit A.

SECTION 3. The Denton City Council adopts the Design Downtown Denton Plan and its recommendations and implementation actions, as presented in Exhibit B, which hereby amends the Denton 2040 Comprehensive Plan.

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. This ordinance shall become effective immediately upon its passage and approval.

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

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Paul Meltzer, 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 \_\_\_\_\_, 2024.

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

ATTEST:  
LAUREN THODEN, CITY SECRETARY

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

APPROVED AS TO LEGAL FORM:  
MACK REINWAND CITY ATTORNEY

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



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** ASUP23-0001, **Version:** 1

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### **AGENDA CAPTION**

Hold a public hearing and consider making a recommendation to City Council regarding a request by Brian Bridgewater of Manhard Consulting, on behalf of the property owner, for an Amending Specific Use Permit to allow for Multifamily Dwelling Uses on approximately 53.407 acres of land, generally located at the southeast corner of the intersection of Locust Street and Loop 288, in the City of Denton, Denton County, Texas. (ASUP23-0001, Landmark at Locust Multifamily, Sean Jacobson)



**AGENDA INFORMATION SHEET**

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** August 14, 2024

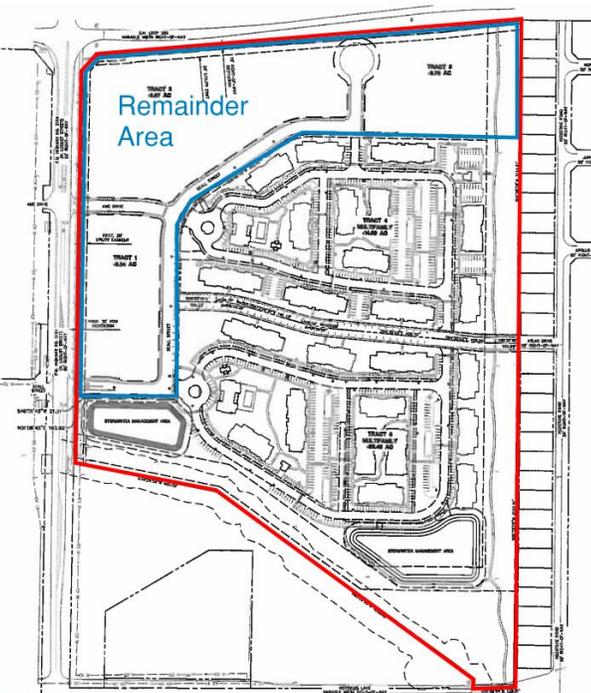
**SUBJECT**

Hold a public hearing and consider making a recommendation to City Council regarding a request by Brian Bridgewater of Manhard Consulting, on behalf of the property owner, for an Amending Specific Use Permit to allow for Multifamily Dwelling Uses on approximately 53.407 acres of land, generally located at the southeast corner of the intersection of Locust Street and Loop 288, in the City of Denton, Denton County, Texas. (ASUP23-0001, Landmark at Locust Multifamily, Sean Jacobson)

**BACKGROUND**

The request is for amendments to the site plan, landscape plan, and building elevations associated with Specific Use Permit (SUP) S21-0006 (Exhibit 6), which granted approval of a multifamily use, in the form of two adjacent multifamily developments on a portion of the subject property, which is zoned Suburban Corridor (SC). Additional details regarding the history of S21-0006 are provided below.

The purpose of the amendments is to redesign the proposed multifamily developments and associated infrastructure in order to expand the developable area on the remainder of the subject property located along Loop 288 and Locust Drive to facilitate potential future commercial development on that remainder.



Following approval of the original SUP (S21-0006b), the applicant and the owner of the remainder of the subject property determined that the remainder area left for potential non-residential development did not have sufficient property depth to be viable for retail pad sites thus needing to be increased (or widened). Therefore, in order to increase the depth of the remainder area of the subject property the applicant must amend the original SUP.

The inset image to the left shows the total area of the subject property outlined in red (53.407 acres) and the referenced remainder area (13.61 acres, excluding proposed right-of-way dedication) outlined and labeled in blue. The proposed redesign shown in the amended site plan (Exhibit 7) would convert the public street extensions shown in the original SUP into narrower private drive aisles within public access easements and shift the north-south drive aisle, which separates the proposed multifamily developments from the remainder of the subject property,

east, toward the multifamily lots. The effect of this change would be a decrease in the developable area of the multifamily use by approximately 1.42 acres and increasing the remainder area on the subject property by approximately 3.28 acres total. The amended Site Plan (Exhibit 7), Landscape Plan (Exhibit 8), and Building Elevations (Exhibit 9) propose other changes, detailed below under *Proposed Changes*, in order to account for the reduction in developable area for the multifamily use.

The original Specific Use Permit ordinance included detailed site and landscape plans and building elevations. While the original ordinance permitted certain types of minor changes to the approved plans to be administratively approved, the Director determined that the changes requested in the proposed amended Site and Landscape Plans and Building Elevation (Exhibits 7-9) exceed the limits of what can be approved administratively and will therefore require approval through the standard Specific Use Permit process per Section 2.5.2 of the 2019 DDC.

Below is a summary of the history of this project and how the proposed amendments to the SUP compare to the originally approved SUP plans (S21-0006b).

### **Previous SUP and Proposed Changes**

#### *SUP History*

Specific Use Permit ordinance S21-0006, approved by City Council on November 15, 2022, authorized development of the subject site with a multifamily use in the form of two multifamily developments occupying approximately 36.49 acres, while approximately 3.3 acres was to be dedicated for right-of-way (ROW) extensions into the site, with a remaining approximately 13.61 acres left for future development under the Suburban Corridor zoning district along Loop 288 and Locust Drive.

The multifamily developments were proposed to include a total of 660 dwelling units in a total of 24 residential buildings, a walking trail in the electric easement along the east edge of the two developments, over 147,000 square feet of usable open space, and increased connectivity for neighboring residents through public sidewalks connecting the stub-out of Atlas Drive on the east side of the property all the way to Locust Drive on the west side of the property.

The Landscape Plan proposed landscape area and tree canopy exceeding minimum requirements and meeting all buffer requirements. The Building Elevations proposed the minimum three different types of building designs as required by the Denton Development Code.

The SUP conditions allowed for administrative approval of certain types of minor alterations to landscaping, amenities, mitigation plantings, and building elevation features, while providing for incorporation of the site, landscape, and building plans into the ordinance and requiring overall compliance with the approved designs. Additional conditions primarily provided requirements and flexibility provisions related to the design and timing of mobility infrastructure and infrastructure cost participation payments.

As discussed, the proposed amendments significantly exceed the type of minor changes that SUP ordinance S21-0006b authorized to be approved administratively, and therefore the amendments require approval through the standard Specific Use Permit process per Section 2.5.2 of the 2019 DDC. SUPs are valid for a permit of two years from the date of approval, so the original SUP is still in effect. Approval of this amendment would grant an additional two years from the date of amendment approval for construction of the multifamily use to get underway.

#### *Proposed Changes*

According to the applicant's narrative (Exhibit 10), following approval of the original SUP (S21-0006b), the applicant and the owner of the remainder of the subject property determined that the remainder area left for potential non-residential development did not have sufficient property depth to be viable for retail pad

sites, and thus needed to be increased (or widened). Therefore, in order to increase the depth of the remainder area of the subject property the applicant has proposed amended site, landscape, and building elevation plans, which are shown in Exhibits 7-9. The key proposed changes are discussed below:

The requested amendments would convert the proposed extensions of Beall Street and Ame Drive into privately maintained drive aisles with sidewalks located within public access easements. The original approved public street extensions had a primary pavement width of 33 feet within a 55-foot right-of-way, while the proposed privately maintained drive aisles have a primary pavement width of 27 feet within a 46-foot wide public access easement, providing sufficient fire response access and public access similar to other developments within the city. Modifying the drive aisles from publicly dedicated street rights-of-way to privately maintained access drive aisles allows for a land savings which can be allocated elsewhere in the development. Additionally, the north-south segment of these drive aisles is proposed to be shifted approximately 50 feet east, reducing the area allocated for the multifamily use. The combination of these two changes would increase the acreage of the remainder area from approximately 13.61 acres to 16.89 acres, an increase of approximately 3.28 acres.

Because the above amendments reduce the developable area for the multifamily use by approximately 1.42 acres, other amendments are also proposed to redesign the multifamily developments overall in order to adapt to the land area reduction, including amendments to the site plan, landscape plan, and building elevations.

The proposed amendments to the Site Plan include:

- Reducing the overall number of residential units proposed by 36 units,
- Reducing the number of proposed buildings by 1 building,
- Shifting the unit mix by reducing one-bedroom units by 102 units while increasing 2- and 3-bedroom units by 66 units,
- Increasing vehicle parking by 6 spaces and bike parking by 120 spaces to account for the proposed shift in unit mix; and
- Increasing usable open space is by 25,966 square feet, and adding enhanced amenities for residents are proposed in those open space areas.

The requested amendments to the site plan also propose changes to the design of the proposed drive aisles, driveways, and turn lanes. The previously approved SUP gave multiple options for the design of the right in, right out north driveway onto N Locust Street – the amended SUP provides a single design approved by City of Denton Transportation Services Division. The southern driveway at the intersection of Beall Street and N Locust Street is widened to add a second entry lane. The drive aisle extension north from the multifamily developments towards Loop 288 is replaced with a turnaround, to provide greater flexibility in the future design of that connection. The median proposed in N Locust Street, which in the original SUP would have prevented left turns from the extension of Ame Drive onto N Locust Street, is proposed to be eliminated, improving mobility for future drivers. Other design changes are proposed to adapt to the overall site redesign and to better align with City of Denton transportation plans and policies.

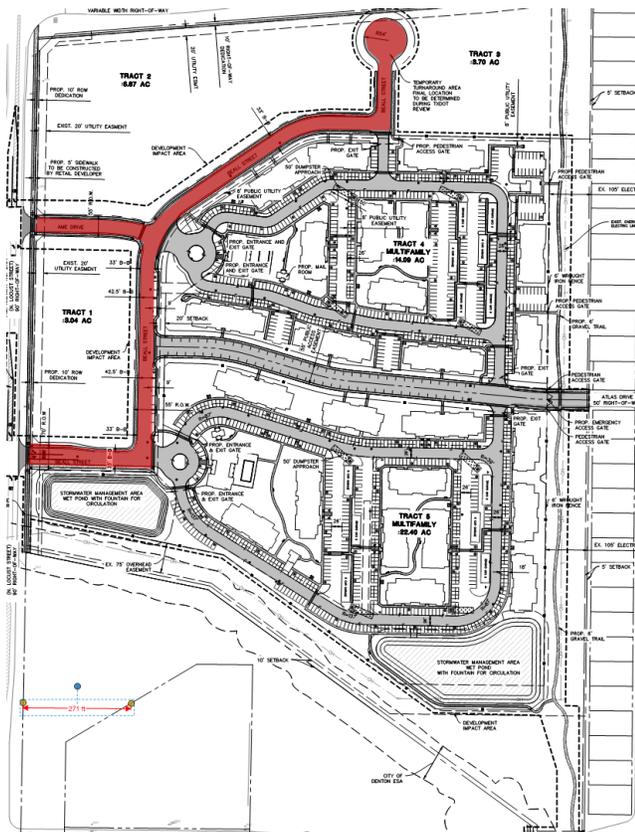
The proposed amended Landscape Plan reduces overall landscape area square footage by about 14,600 square feet, due to the proposed reduction of developable area within the multifamily developments, but slightly increases the percentage of the multifamily developments' land dedicated to landscape area. The redesigned planting layout includes an additional 44 large canopy trees and an increase in total tree canopy of over 55,000 square feet.

Finally, the proposed amended Building Elevations maintain the same building height but increase the number of building design variations from the minimum three to a total of six design variations.

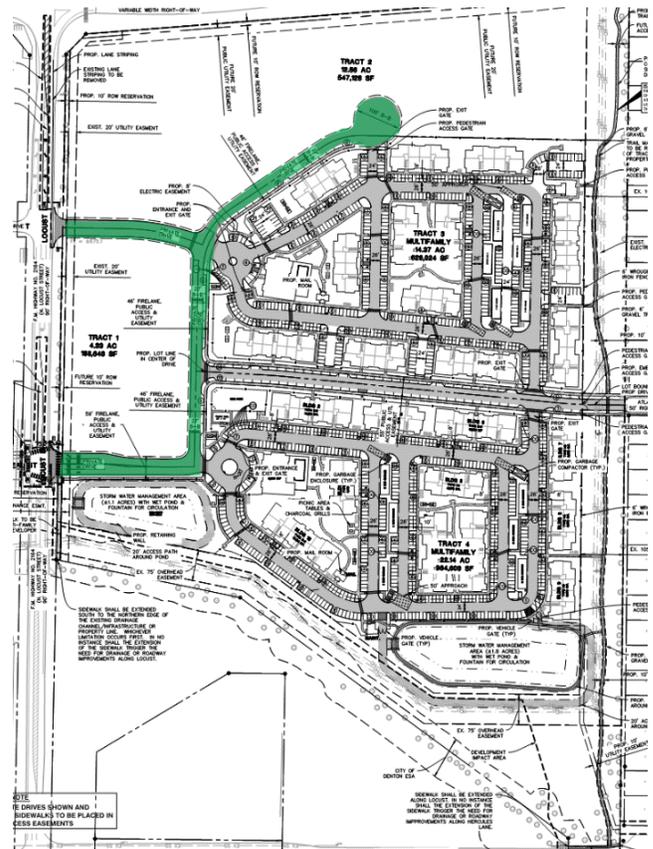
Key changes are further summarized in the table below:

	Approved SUP (S21-0006b)	Proposed Amending SUP	Difference
<b>Non-Multifamily Remainder of Property Area</b>	~13.61 acres	~16.89 acres	~3.28 more acres
<b>ROW Acreage</b>	~3.3 acres	~0.0 acres	~3.3 less acres
<b>Multifamily Developable Area</b>	~36.55 acres	~35.13 acres	~1.42 less acres
<b>Multifamily Units</b>	660 units	624 units	36 less units
<b>Multifamily Buildings</b>	24	23	1 less building
<b>Vehicle Parking</b>	1,147	1,153	6 more spaces
<b>Usable Open Space</b>	~147,500 square feet	~173,466 square feet	~25,966 sf more area
<b>Usable Open Space %</b>	~9.27%	~10.9%	~1.6% higher
<b>Landscape Area</b>	~494,609 square feet	~479,985 square feet	~14, 624 sf decrease
<b>Landscape Percentage</b>	~32.2%	~32.9%	~0.7% higher
<b>Tree Canopy Area</b>	~572,726 square feet	~628,000 square feet	~55,274sf more area
<b>Tree Canopy %</b>	42%	47%	~5% higher

The original SUP site plan is shown below on the left (original approved ROW location shown in red) while the proposed amended SUP site plan (proposed private drive aisle locations shown in green) is shown below on the right, illustrating the key changes to the drive aisle location (shifting ~50 feet east) and width (varies, but generally ~6 feet narrower):



Original SUP (S21-0006b) Site Plan



Proposed SUP Amendment Site Plan

**In summary, the multifamily land use and site plan, landscape plan, and building elevations were approved by ordinance in 2022, and the use is still permitted under the current zoning with an approved SUP. Given that the multifamily use is already approved under the original SUP, this amendment request is related to the following items:**

- Approval of amended Site Plan to adjust the internal circulation, building and unit mix, and associated parking as detailed above.
- Approval of amended Landscape Plan to reflect adjustments to the open space, landscape area, and expected mature tree canopy as detailed above.
- Approval of amended Building Elevations to add additional building design types.
- Revisions to conditions of approval to reflect changes in the attached plans and in the proposed design of transportation infrastructure.

A full Staff Analysis of the proposed Specific Use Permit Amendment is provided in Exhibit 2.

### **OPTIONS**

1. Recommend Approval
2. Recommend Approval Subject to Conditions
3. Recommend Denial
4. Postpone Item

### **RECOMMENDATION**

Staff recommends approval of the request, as it is consistent with the criteria in Section 2.4.5.E of the 2019 Denton Development Code (DDC) for approval of all applications, and Section 2.5.2.D of the DDC for approval of a Specific Use Permit Amendment, subject to the following conditions, which shall repeal and replace the conditions with which S21-0006b was originally approved:

1. The attached Site Plan, Landscape Plan, and Building Elevations reflect an intent to comply with the originally approved site plan and the 2019 DDC to the greatest extent possible.
  - a. Minor alterations to the depicted locations of the buildings, pedestrian pathways, open space amenity elements, and parking may be approved by City Staff, provided that the final plan complies with the attached Site Plan in terms of access, internal pedestrian connectivity, and number of amenities depicted in designated open space areas.
  - b. Minor alterations to the depicted locations and types of individual plantings, as well as increases to landscape area and percentage and number of trees and tree canopy percentage, may be approved by City staff, provided that the final landscaping, as planted and/or installed, complies with the attached Landscape Plan in terms of required landscape elements and overall tree canopy, as well as all applicable requirements of the current DDC.
  - c. Additional plantings and minor alterations to the Development Impact Area to provide mitigation for the impacts of the proposed trail and the proposed sidewalk along Hercules Lane to the Environmentally Sensitive Area (ESA) on the property may be administratively approved by city staff as part of the Civil Engineering Plans for this development, as long as such mitigation is in accordance with all standards of the Denton Development Code. Final determination of ESA location and exact nature of mitigation shall be approved with the Civil Engineering Plans for this development. This condition does not preclude the project from requiring approval of an Alternative ESA Plan if the scope of impacts to the ESA exceed the administrative allowances provided for in the DDC.

2. The attached building elevations reflect an intent to comply with the DDC requirements, as amended, for building mass and form, percentage of windows and doors on a façade, and provision of architectural features to highlight entrances and provide visual interest. They are incorporated as requirements of the SUP.
  - a. Elevations at the time of permitting shall be consistent with the attached elevations in terms of architectural style and details, specific architectural features that highlight entrances such as ornamental lights and canopies, provision of balconies or patios to articulate individual units, use of recesses, awnings, and changes in material to break up the façade vertically and horizontally and to articulate collections of units at intervals not to exceed 44 feet horizontally or 2 stories vertically, and delineation of the first floor with a change of material and horizontal banding.
  - b. Minor alterations to individual window size and location may be approved by City staff, as long as:
    - i. The style of windows, and the style and number of doors, on each façade is consistent with the attached elevations
    - ii. All buildings fronting on a public or private street have entrances facing the public or private street
    - iii. Windows and doors make up either at least the DDC-required percentage for facades facing a public or private street or, for facades not facing a public or private street, at least 11.5% of the side facades and 25.5% of the front and the rear façades, and windows and doors on all facades comply with all DDC standards.
  - c. Garage elevations shall feature two dormer windows on each front and rear elevation and a horizontal change in material type on each façade.
3. The attached site plan and landscape plan are incorporated as requirements of the SUP. Staff shall have the ability to approve an increase or decrease of up to 5% of any of the amounts specified in requirements a-c, provided all applicable requirements of the DDC are met.
  - a. Three-hundred and eighteen (318) dwelling units on the North Tract and three-hundred and six (306) dwelling units on the South Tract.
  - b. 156 one-bedroom units, 132 two-bedroom units, and 36 3-bedroom units on the North Tract and 156 one-bedroom units, 114 two-bedroom units, and 30 three-bedroom units on the South Tract.
  - c. 592 parking spaces on the North Tract, and 561 parking spaces on the South Tract, are proposed for the multi-family development indicated on the site plan. Parking may shift to accommodate a change in the unit mixture but shall be in accordance with the requirements of the DDC and within the range of staff approvability.
4. All street, sidewalk, trail, drive aisle, and infrastructure elements that are included in Phase 1 as depicted in the Site Plan (Exhibit 7) shall be constructed in accordance with the Site Plan, and approved by the City of Denton, prior to release of any certificate of occupancy for any multifamily building proposed on this property, though staff may approve minor changes (25' or less) in the location of these streets, sidewalks, trails, drive aisles, and/or infrastructure elements, as long as the final design is in accordance with the standards of the DDC and City criteria manuals.
5. Subject to the approval of TXDOT, the developer shall construct the traffic mitigation measures shown in Exhibit 7, Sheet C0.4, at the intersection of N Locust Street and Ame Drive. If the design shown in Exhibit 7, Sheet C0.5, is not acceptable to TXDOT, the City of Denton staff

shall have the authority to approve alternative traffic mitigation measures for the intersection of Ame Drive, subject to the approval of TXDOT, without requiring an SUP amendment, as long as the approved mitigation measures comply with the standards of the Denton Development Code and the City criteria manuals. Traffic mitigation measure(s) for the intersection of Ame Drive and N Locust Street, approved by staff and TXDOT, must be constructed prior to issuance of Certificates of Occupancy for any of the multifamily buildings proposed with this development.

6. Minor alterations in design and location of sidewalk, curb, and gutter along Hercules Lane, including the potential expansion of the sidewalk into a 10-foot wide trail, and in the location of the proposed gravel trail, may be necessary, and staff may approve such minor alterations, as long as the final design and locations are in accordance with the standards of the Denton Development Code and the City’s adopted criteria manuals.
7. Subject to the approval of TXDOT, a traffic signal at the intersection of Beall Street and N Locust Street shall be constructed by the developer of Tracts 3 and 4 and shall be complete and accepted by the City of Denton prior to issuance of any Certificates of Occupancy for any of the multifamily buildings proposed with this development.
8. Prior to approval of any Final Plat for this development, the developer shall pay to the City of Denton the proportion of the cost of a traffic signal at North Locust Street and Loop 288 that was determined by the Traffic Impact Analysis for this development (TIA21-0016) to be the responsibility of the multifamily developer, based on the traffic projected to be generated by this development.
9. Notwithstanding the limited administrative approvals authorized in the above conditions, the City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached Site Plan, the attached Landscape Plan, and the attached Building Elevations.
10. Following the approval of this SUP for a multifamily use on this property, all other uses permitted within the Suburban Corridor (SC) zoning district by the 2019 DDC, as amended, shall continue to be permitted on this property, subject to the limitations placed on the development of those uses by the 2019 DDC, as amended.
11. The zoning map shall reflect the Specific Use Permit on the property consistent with the Post-Decision Action Steps for Specific Use Permits in the 2019 DDC.

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

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
February 5, 2002	City Council	Citywide rezoning from Agricultural and SF-10 to Neighborhood Residential 6 (NR-6), Neighborhood Residential 3 (NR-3), and Community Mixed-Use General (CM-G)	Approved
June 26, 2019	Planning and Zoning Commission	City-Initiated Rezoning from NR-6, NR-3, and CM-G to Suburban Corridor (SC) District	Recommended Approval

July 23, 2019	City Council	City-Initiated Rezoning from NR-6, NR-3, and CM-G to Suburban Corridor (SC) District	Approved
October 26, 2022	Planning and Zoning Commission	Specific Use Permit for Multifamily Use	Recommended Approval
November 15, 2022	City Council	Specific Use Permit for Multifamily Use	Approved

**PUBLIC OUTREACH:**

Seventy-one notices were sent to property owners within 200 feet of the subject property. One hundred and sixty-eight courtesy notices were sent to physical addresses within 500 feet of the subject property. As of the writing of this report, staff has received five responses in opposition. The notification map and opposition letters are provided in Exhibit 11.

A notice was published in the Denton Record Chronicle on July 28, 2024.

A notice was published on the City’s website on July 25, 2024.

Six (6) signs were posted on the property on July 30, 2024.

The developer held a neighborhood meeting on September 27, 2023, which was attended by 10 neighbors. The sign-in sheet and the developer’s report on the meeting is attached as part of Exhibit 11.

**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. Zoning Map
5. Future Land Use Map
6. Ordinance S21-0006b
7. Proposed Site Plan
8. Proposed Landscape Plan
9. Proposed Building Elevations
10. Applicant Project Narrative
11. Notification Map and Public Engagement
12. Draft Ordinance
13. LLC Membership

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

Prepared by:  
Sean Jacobson  
Associate Planner

# Planning Staff Analysis

## S23-0001/Landmark at Locust Multifamily

### City Council District #2

#### **REQUEST:**

Request for an amendment to the Specific Use Permit (S21-0006b), which granted approval for multifamily dwelling uses on approximately 53.407 acres of land.

#### **OWNER:**

Landmark at Denton LLC and Melvin Haisler

#### **APPLICANT:**

Brian Bridgewater of Manhard Consulting

#### **STAFF RECOMMENDATION:**

Staff recommends **approval** of the requested Specific Use Permit (SUP) Amendment with the following conditions, which will repeal and replace the approval conditions of the original approved SUP (S21-0006b) on the subject property:

1. The attached Site Plan, Landscape Plan, and Building Elevations reflect an intent to comply with the originally approved site plan and the 2019 DDC to the greatest extent possible.
  - a. Minor alterations to the depicted locations of the buildings, pedestrian pathways, open space amenity elements, and parking may be approved by City Staff, provided that the final plan complies with the attached Site Plan in terms of access, internal pedestrian connectivity, and number of amenities depicted in designated open space areas.
  - b. Minor alterations to the depicted locations and types of individual plantings, as well as increases to landscape area and percentage and number of trees and tree canopy percentage, may be approved by City staff, provided that the final landscaping, as planted and/or installed, complies with the attached Landscape Plan in terms of required landscape elements and overall tree canopy, as well as all applicable requirements of the current DDC.
  - c. Additional plantings and minor alterations to the Development Impact Area to provide mitigation for the impacts of the proposed trail and the proposed sidewalk along Hercules Lane to the Environmentally Sensitive Area (ESA) on the property may be administratively approved by city staff as part of the Civil Engineering Plans for this development, as long as such mitigation is in accordance with all standards of the Denton Development Code. Final determination of ESA location and exact nature of mitigation shall be approved with the Civil Engineering Plans for this development. This condition does not preclude the project from requiring approval of an Alternative ESA Plan if the scope of impacts to the ESA exceed the administrative allowances provided for in the DDC.
2. The attached building elevations reflect an intent to comply with the DDC requirements, as amended, for building mass and form, percentage of windows and doors on a façade, and provision of architectural features to highlight entrances and provide visual interest. They are incorporated as requirements of the SUP.
  - a. Elevations at the time of permitting shall be consistent with the attached elevations in terms of architectural style and details, specific architectural features that highlight entrances such as ornamental lights and canopies, provision of balconies or patios to articulate individual units, use of recesses, awnings, and changes in material to break up the façade vertically and horizontally and to articulate collections of units at intervals not to exceed 44 feet horizontally or 2 stories vertically, and delineation of the first floor with a change of material and horizontal banding.
  - b. Minor alterations to individual window size and location may be approved by City staff, as long as:

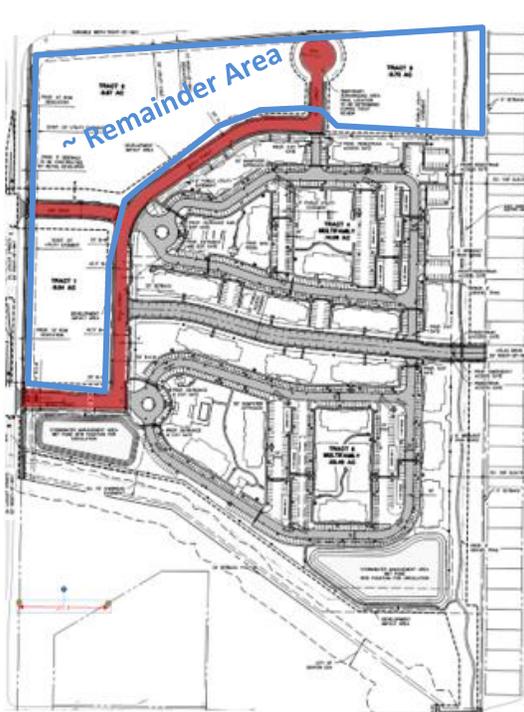
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    - ii. All buildings fronting on a public or private street have entrances facing the public or private street
    - iii. Windows and doors make up either at least the DDC-required percentage for facades facing a public or private street or, for facades not facing a public or private street, at least 11.5% of the side facades and 25.5% of the front and the rear façades, and windows and doors on all facades comply with all DDC standards.
  - c. Garage elevations shall feature two dormer windows on each front and rear elevation and a horizontal change in material type on each façade.
- 3. The attached site plan and landscape plan are incorporated as requirements of the SUP. Staff shall have the ability to approve an increase or decrease of up to 5% of any of the amounts specified in requirements a-c, provided all applicable requirements of the DDC are met.
  - a. Three-hundred and eighteen (318) dwelling units on the North Tract and three-hundred and six (306) dwelling units on the South Tract.
  - b. 156 one-bedroom units, 132 two-bedroom units, and 36 3-bedroom units on the North Tract and 156 one-bedroom units, 114 two-bedroom units, and 30 three-bedroom units on the South Tract.
  - c. 592 parking spaces on the North Tract, and 561 parking spaces on the South Tract, are proposed for the multi-family development indicated on the site plan. Parking may shift to accommodate a change in the unit mixture but shall be in accordance with the requirements of the DDC and within the range of staff approvability.
- 4. All street, sidewalk, trail, drive aisle, and infrastructure elements that are included in Phase 1 as depicted in the Site Plan (Exhibit 7) shall be constructed in accordance with the Site Plan, and approved by the City of Denton, prior to release of any certificate of occupancy for any multifamily building proposed on this property, though staff may approve minor changes (25' or less) in the location of these streets, sidewalks, trails, drive aisles, and/or infrastructure elements, as long as the final design is in accordance with the standards of the DDC and City criteria manuals.
- 5. Subject to the approval of TXDOT, the developer shall construct the traffic mitigation measures shown in Exhibit 7, Sheet C0.4, at the intersection of N Locust Street and Ame Drive. If the design shown in Exhibit 7, Sheet C0.5, is not acceptable to TXDOT, the City of Denton staff shall have the authority to approve alternative traffic mitigation measures for the intersection of Ame Drive, subject to the approval of TXDOT, without requiring an SUP amendment, as long as the approved mitigation measures comply with the standards of the Denton Development Code and the City criteria manuals. Traffic mitigation measure(s) for the intersection of Ame Drive and N Locust Street, approved by staff and TXDOT, must be constructed prior to issuance of Certificates of Occupancy for any of the multifamily buildings proposed with this development.
- 6. Minor alterations in design and location of sidewalk, curb, and gutter along Hercules Lane, including the potential expansion of the sidewalk into a 10-foot wide trail, and in the location of the proposed gravel trail, may be necessary, and staff may approve such minor alterations, as long as the final design and locations are in accordance with the standards of the Denton Development Code and the City's adopted criteria manuals.
- 7. Subject to the approval of TXDOT, a traffic signal at the intersection of Beall Street and N Locust Street shall be constructed by the developer of Tracts 3 and 4 and shall be complete and accepted by the City of Denton prior to issuance of any Certificates of Occupancy for any of the multifamily buildings proposed with this development.
- 8. Prior to approval of any Final Plat for this development, the developer shall pay to the City of Denton the proportion of the cost of a traffic signal at North Locust Street and Loop 288 that was determined by the Traffic Impact Analysis for this development (TIA21-0016) to be the

responsibility of the multifamily developer, based on the traffic projected to be generated by this development.

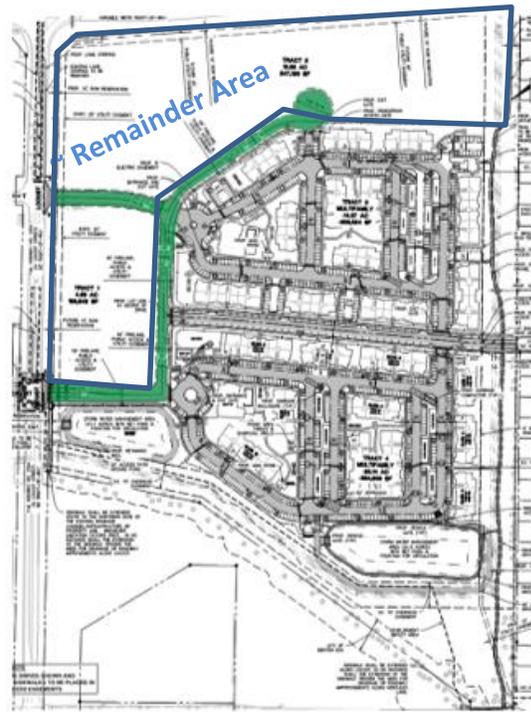
9. Notwithstanding the limited administrative approvals authorized in the above conditions, the City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached Site Plan, the attached Landscape Plan, and the attached Building Elevations.
10. Following the approval of this SUP for a multifamily use on this property, all other uses permitted within the Suburban Corridor (SC) zoning district by the 2019 DDC, as amended, shall continue to be permitted on this property, subject to the limitations placed on the development of those uses by the 2019 DDC, as amended.
11. The zoning map shall reflect the Specific Use Permit on the property consistent with the Post-Decision Action Steps for Specific Use Permits in the 2019 DDC.

**SITE DATA:**

The subject site is comprised of approximately 53.407 acres of undeveloped land generally located at the southeast corner of the intersection of Locust Street and Loop 288. The property is zoned Suburban Corridor (SC), and is currently undeveloped. The two multifamily developments approved on the subject property by the original SUP (S21-0006b), the developable area of which are proposed to be reduced by this SUP amendment request, occupy approximately the southeast two-thirds of the site, as shown in Exhibit 7. The remainder of the subject site, outside of the proposed multifamily developments, occupies approximately the northwestern third of the site, and is proposed to be expanded by this SUP amendment request (*see current and proposed layout below, with the remainder areas called out in blue for comparison*). The subject site has right-of-way frontage on Loop 288 and N Locust Street to the north and west, respectively. A single-family residential neighborhood adjoins the property to the east, and a residential street, Atlas Drive, dead-ends into the subject site. Along the majority of the eastern boundary, a 105-foot-wide electric easement separates that adjoining neighborhood from the boundary fence of the proposed multifamily development.



Original SUP (S21-0006b) Site Plan



Proposed SUP Amendment Site Plan

The subject property contains FEMA 500-year floodplain, and the site, including the onsite detention proposed by the developer, will be designed to comply with all City of Denton drainage and floodplain standards. A Riparian Buffer ESA is located along the southwestern boundary of the property. The only development activities proposed within the ESA are the addition of the gravel walking path, and the construction of the public sidewalk, curb, and gutter along Hercules Lane, both of which are permitted within the ESA. The exact boundaries of the ESA and the mitigation for any impact of the trail and sidewalk on the ESA will be finalized and approved with Civil Engineering Plans for this project.

**SURROUNDING ZONING AND USES:**

Northwest: Zoning: Planned Development (PD) and Master Planned Community (MPC) Use: Undeveloped and Loop 288 right-of-way (ROW)	North: Zoning: SC Use: Undeveloped and Loop 288 ROW	Northeast: Zoning: Residential 4 (R4) Use: Single-Family Residential and Loop 288 ROW
West: Zoning: Public Facilities (PF) and PD Use: Undeveloped and Electric Infrastructure	<b>SUBJECT PROPERTY</b>	East: Zoning: R4 Use: Single-Family Residential
Southwest: Zoning: SC Use: Institutional and Undeveloped	South: Zoning: SC, PF, and R3 Uses: Single-Family Residential, Undeveloped, and Electric Infrastructure	Southeast: Zoning: R4 Use: Single-Family Residential, Church, and Hercules Lane ROW

**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 2.5.2 of the DDC applies to SUP Amendment 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 Permits, or in this case a Specific Use Permit Amendment.

2. *Prior Approvals*

The proposed SUP amendment is consistent with the permitted uses and development standards of the approved Specific Use Permit (S21-0006b) and the permitted uses within the current SC zoning. The proposal will not introduce any new use nor increase the development scale of the approved multifamily use.

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.*

Per the Denton Plan 2040 Comprehensive Plan Future Land Use Map, the subject property is primarily designated as **Community Mixed Use**, and partially designated as Low Residential.

Community Mixed Use is intended to promote a mix of uses, of which various commercial uses remain predominant, where residential, service, and other uses are complimentary. 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 a more diverse and attractive mix of uses over time. 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. Typical types of development may include retail, service, midsize offices, employers, and high-to-moderate density housing. Diverse uses shall be located in proximity to one another so that all uses are accessible from a single stop by walking or bicycling. The character of this area should be maintained by ensuring that new development is sensitive to the surrounding built and natural context in scale and form. New development should complement and embrace existing, viable uses, and raise the standard of design to increase their economic viability and accommodate greater connectivity and mobility options.

The proposed SUP amendment is consistent with goals of the Community Mixed Use designation. It proposes to amend the plan approved with the original SUP to increase the remainder area available for potential future commercial development, while still providing the complementary multifamily residential base, as well as mobility infrastructure, which will, overall, make the creation of a future overall mixed-use area at the intersection of N Locust Street and Loop 288 more viable. The proposed amended design, which would convert the original proposed public street extensions of Beall Street and Ame Drive into privately maintained drive aisles within access easements, will still create greater walkability and improved mobility in the area. The amended design will still extend public access into the site, and provide for construction of a traffic signal at Locust and Beall Streets. Additionally, the amended design retains full pedestrian connections, via a sidewalk and walking path in access easements, between N Locust Street and the stub-out of Atlas Drive connecting the neighborhood to the east of the site, allowing these residents to walk to the potential future mixed-use development at the intersection of N Locust Street and Loop 288.

Additionally, the requested SUP amendment proposes to increase the land area remaining at the intersection of N Locust Street and Loop 288 for potential future commercial development, thereby making it more likely to be a viable development. By making the commercial element of a potential future mixed-use area on this site more viable, the amended SUP plan is thereby even more supportive of and compatible with the above-mentioned intent of the Community Mixed-Use Future Land Use designation for the subject property than was the originally approved SUP plan.

This site is partially designated as **Low Residential**, due to overlap from surrounding residential areas to the east and transitioning the land use recommendations from east to west onto the subject property. This designation mostly overlaps with the electric easement and green space that buffers the proposed development from the adjacent neighborhood on the east side of the subject property. Otherwise, the subject property is primarily designated as Community Mixed-Use and as explained above, the proposed SUP amendment is consistent with this land use recommendation.

#### **Corridor Focus Area – Preferred Growth Scenario**

The subject property is located within a Corridor Focus Area, as shown in Figure 4.1 of the Denton 2040 Comprehensive Plan. Per 4.17.2 of Denton 2040 Comprehensive Plan, the

design and development intensity of Corridor Focus Area should be determined by the Future Land Use Map and the development regulations of the underlying zoning district. Based on the primary Future Land Use Designation of Community Mixed-Use, the area is intended to support a mixed-use area containing commercial, retail, and residential uses within proximity. The development regulations of the SC zoning district permit moderate to high-intensity development of a mix of uses, including multifamily with an SUP, as long as there is appropriate buffering of adjacent neighborhoods.

#### **Preferred Land Preservation Plan**

The Preferred Land Preservation Map identifies the Riparian Buffer ESA along the south edge of the site as an area where preservation is desired, and this plan proposes to avoid impact on the ESA, except for the construction of the gravel walking trail and construction of pedestrian infrastructure along Hercules Lane.

#### **Wildlife Corridors**

The City's Wildlife Corridor Map, which highlights the likely paths wildlife would be expected to traverse through the City based on where ESA, floodplain, and other opens spaces are known to exist, similarly identifies the Riparian Buffer ESA as a potential wildlife corridor. The impacts of the proposed development to this corridor would be limited as noted above.

#### **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 SUP amendment request complies with all applicable standards for development in the DDC. All subsequent development on this site will comply with all applicable standards in the DDC.

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

The applicant has provided detailed plans (Exhibit 7-9) in conformance with the application submittal requirements. The plans have been reviewed for conformance with the original Specific Use Permit and 2019 development standards.

#### **5. *Compliance with Other Applicable Regulations***

The site plan, landscape plan, and building elevations indicate that the proposal complies with all provisions of the 2019 DDC. At the time of platting and civil engineering plan reviews, 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 for the subject site.

#### **7. *Minimizes Adverse Environmental Impacts***

Approximately 17 acres of the subject property is within FEMA 500-year floodplain, which has a 1% annual chance of flooding. In the amended SUP site plan, the developer is still proposing onsite detention in two wet drainage ponds, and the overall multifamily developments and associated infrastructure have been designed to comply with all City of Denton floodplain and drainage standards as reviewed at the SUP stage. Final drainage plans, grading, and engineering work will be reviewed within the Civil Engineering Plans to ensure that the requirement is met that the development causes no negative impacts downstream and on adjacent properties.

A Riparian Buffer ESA is located along the southwestern boundary of the property. The amended SUP plan has proposed no changes to the plan approved in the original SUP which will increase the impact of the proposed development on the ESA. The only development activities proposed within the ESA are, as they were in the originally approved SUP plan, the addition of a gravel walking path and the construction of the public sidewalk, curb, and gutter along Hercules Lane, both of which are permitted encroachments within the ESA. The exact boundaries of the ESA and mitigation for any impact of the trail and sidewalk on the ESA will be proposed, finalized, and approved with Civil Engineering Plans for this project.

8. *Minimizes Adverse Impacts on Surrounding Property*

The subject property is zoned Suburban Corridor (SC), which is intended to provide moderate-to high-intensity commercial, office, and retail uses along high-traffic corridors. While the SC district is primarily auto-oriented, it provides a safe environment for pedestrians and cyclists. Multifamily development is permitted in the SC District with the approval of a SUP and compliance with use-specific standards in Subchapter 5.3.3.D.

The proposed amendment to the plans approved with the original SUP reduces the impact on the remainder property adjacent to the proposed multifamily development, expanding that remainder area and thereby making it more viable for potential commercial development as part of an overall future mixed use-area, alongside the proposed multifamily development which can support and encourage commercial development by increasing the available housing, within walking distance, for future employees and patrons.

While the originally proposed street extensions are now proposed to be private drive aisles typical of a commercial or mixed-use development, they will still mitigate traffic impacts by providing two exits out of this site onto N Locust Street, helping to disperse outbound traffic. Another key change in the amended SUP plan is that a median is no longer proposed to be added in N Locust Street at its intersection with Ame Drive and the proposed north driveway of this development. The removal of the median from the plan will reduce the negative impact on residents living along Ame Drive, whom the median in the original SUP plan would have prevented from ever being able to turn north on N Locust Street. Additionally, in the amended SUP plan, the applicant is still proposing to construct a traffic signal at the proposed southern driveway of the development, on N Locust Street at the intersection with Beall Street, helping to manage traffic flow into and out of the site. Finally, in line with the request of the residents of the single-family neighborhood to the east, the amended plan still proposes only pedestrian and emergency vehicle access on Atlas Drive between the proposed multifamily development and that neighborhood.

The amended SUP plan proposes no changes to the buffer approved in the original SUP plan between the multifamily developments and the single-family residential neighborhood to the east. Potential visual impacts on the single-family neighborhood to the east are proposed to be mitigated by this required buffering, including large canopy trees, preserved trees, and an additional 5 feet of minimum buffer width (for a total buffer width of 15 feet). Required buffers are also still provided on the boundary between the multifamily development and the institutional property to the southwest, and between the multifamily development and the possible future commercial tracts to the northwest.

9. *Minimizes Adverse Fiscal Impacts*

No Fiscal Impact Analysis was conducted because, when compared with the approved SUP (S21-0006b), this amended plan for the multifamily developments is similar in the number of residents proposed, while potentially reducing the fiscal impact of the multifamily developments by converting streets that would have become the responsibility of city to maintain into private drive aisles that will be maintained at the expense of the property owners. The proposed amendment to the approved SUP is, therefore, not anticipated to create substantial negative fiscal impacts.

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

This proposed SUP amendment will not affect this proposed multifamily development project from complying with utility, service, and improvement standards that would be required of any developing use on the property. When the project is developed, the details of these improvements will be reviewed during the platting and civil engineering phase—at that time the plans will be reviewed to ensure compliance with all applicable technical standards.

11. *Provides Adequate Road Systems*

The applicant submitted and received approval of a Traffic Impact Analysis (TIA) for the previously approved SUP (S21-0006b) for this property. The TIA provided the following trip generation numbers for the subject property:

Land Use	Size	Weekday Trips	AM/PM Peak
Existing Land Use	Undeveloped	0	0/0
Proposed Multifamily	708 Units	4772	163/201
<b>Trip Generation Change Total</b>		<b>+4772</b>	<b>+ 163/201</b>

The TIA was completed for the development approved by the previous SUP (anticipating 708 dwelling units instead of the now-proposed 624) as well as for that development plus possible future commercial developments on the northwest third of the property along Loop 288 and N Locust Street.

Given that the requested SUP amendment proposes less units than the previously approved development, with the same layout of access points onto the public street, staff determined that the changes proposed did not justify requiring a new TIA for the SUP amendment. The recommended mitigation requirements from the previously approved SUP are carried forward in this SUP amendment unchanged and are discussed below.

The TIA for the previously approved SUP indicated that the proposed developments are expected to have some significant impacts on the surrounding roadway network that require mitigation. The mitigation required for the projected traffic impact of the multifamily development will need to be provided prior to the issuance of certificates of occupancy for the multifamily development.

Due to the projected impact of this development on the intersection of N Locust Street and Beall Street, where the development's south driveway intersects N Locust Street, the developer will be required to construct a traffic signal at this intersection.

Due to the projected low Level of Service for the intersection of N Locust Street and Ame Drive, where the north driveway of the proposed development will access N Locust Street, the developer will be required to construct traffic mitigation measures to improve the level of service, which must receive final approval from the City of Denton and TXDOT. The amended SUP improves on the originally approved SUP (S21-0006) by replacing the two possible designs shown in the original SUP site plan with one design which was given preliminary approval by the City of Denton. It will still be subject to final review and approval with the Civil Engineering Plan review. The traffic mitigation will be required to be constructed prior to issuance of certificates of occupancy for the multifamily development.

The proposed multifamily development is also projected to impact the intersection of N Locust Street and Loop 288 and will therefore be required, at time of approval of Civil Engineering Plans for the multifamily tracts, to pay a portion of the cost of a future traffic signal at that intersection equal to the anticipated proportionate impact of the multifamily traffic on the intersection.

The proposed development is not anticipated to have a significant negative impact on the intersection of Hercules Lane and N Locust Street, so no mitigation is required for this intersection.

12. *Provides Adequate Public Services and Facilities*

The following is an analysis of other public services and facilities necessary to serve the proposal. They remain essentially unchanged from what was required for the originally approved SUP (S21-0006b), with some exceptions noted below.

**Pedestrian Mobility**

The only change that the amending SUP proposes to the pedestrian infrastructure approved with SUP S21-0006b is that the sidewalks which would have run alongside extensions of public streets into the proposed development will now run along private drive aisles. Outside of that change, the proposed development will provide the same extensive pedestrian mobility infrastructure as shown in the originally approved SUP site plan.

The multifamily development will be responsible for providing a 10-foot-wide public sidewalk along N Locust Street south of the southerly driveway across from Beall Street and a 5-foot-wide sidewalk along the south side of the private street connecting to that driveway (as shown on Exhibit 7). Both a 5-foot-wide public sidewalk and a 5-foot-wide public trail connection will also be provided through the proposed development, in a public access easement, from the stub out of Atlas Drive on the east side of the multifamily tracts to the sidewalk along the private drive aisles on the west side of the multifamily tracts, which connect to the N Locust Street sidewalk. A sidewalk will also be constructed along the limited Hercules Lane frontage of the property, which connects via a gravel walking trail to the public sidewalk and trail to be constructed between Atlas Drive and the private streets that connect to N Locust Street.

**Parks**

The subject site is located 0.75 miles from North Point Park. With the addition of the signal at Beall Street and North Locust Street, it should be possible to safely travel to that park, via sidewalks, signalized intersections, or stop-controlled intersections on neighborhood streets, in approximately 16 minutes. The subject site is also located approximately 0.6 miles from Evers Park, which equates to an approximately 5-minute drive. Sidewalk connections are not available for the duration of the distance between the subject property and Evers Park for safe pedestrian access.

In addition, the applicant is proposing the following onsite recreational amenities:

- A clubhouse with a pool on each of the North and South tracts; and,
- Approximately 2,000 linear feet of walking trail that travels through an open green space and along a pond with a fountain.
- Overall open space areas, with numerous benches and walking paths, set aside for active and passive recreation, will encompass over 8% of the land area.

Additionally, in order to provide for adequate parks, all residential developments must provide the following:

- Dedicated park land or fees paid in lieu of dedication. Dedication fees are assessed prior to the filing of the plat and are based upon a formula that follows the standard of two and one-half acres of park land per one thousand population.
- Park development fee. A park development fee for each multi-family dwelling is required with every building permit.
- The official assessment of any park-related fees will occur during final platting.

**Schools**

The subject site remains located within the attendance zone of Ginnings Elementary, Strickland Middle School, and Ryan High School. The SUP amendment is anticipated to potentially reduce the impact of the proposed developments on the surrounding schools, due to the proposed reduction in dwelling units. Approximately 75 elementary students (versus 80 in the original approved SUP plan), 32 middle school students (versus 33 in the original approved SUP plan), and 38 high school students (versus 40 in the original approved SUP plan) are expected to be generated by this development. Denton ISD is anticipated to be able to accommodate the slightly

lower level of growth expected to be generated by this development when compared to that anticipated with the original approved SUP.

**Nearest Fire Station**

The subject property is approximately 1.7 miles from the Fire Station #4 (2116 East Sherman Drive), within the eight-minute or less response time boundary.

13. *Rational Phasing Plan*

The SUP amendment does propose a two-part phasing plan, which is rationally designed, requiring the construction of all necessary mobility infrastructure for Phase 1 (the southern multifamily development), as well as the full walking trail and both detention ponds, to be completed with that phase. Infrastructure proposed to be constructed with Phase 2 (northern multifamily development) is only that infrastructure which is specifically necessitated by and intended to serve that phase. The exact breakdown of the areas of the development intended to be constructed in Phase 1 and Phase 2 can be seen in the Site Plan (*See attached Exhibit 7*).

- B. Section 2.5.2.C.6.c of the DDC states that an application for an expansion or enlargement of an SUP shall require a new application. 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 requested SUP amendment, by proposing to increase the area remaining at the intersection of N Locust Street and Loop 288 for potential future commercial development, makes that potential commercial development more likely to be viable. The amended SUP plan still proposes the multifamily developments on the site that will provide necessary residential density within the potential future mixed-use area to help support the future commercial development by placing more residents within walking distance of those commercial uses. This type of mixed-use development is consistent with the City's Comprehensive Plan as noted above under Consideration A, and a mix of commercial and higher-intensity residential is appropriate at the intersection of a highway corridor and a secondary arterial.

The scale and architectural style of the building elevations proposed in the amended SUP for the multi-family developments remain compatible with the allowable heights and design standards for mixed-use areas.

Additionally, the amended SUP's proposed site and landscape plans leave unchanged the significant existing barriers around the proposed multifamily development, and the overall potential future mixed-use development, that provide appropriate separation and buffering for the single-family residential. Separation and buffering is provided not just by landscaping improvements, but also by the 105-foot electric easement on the east of this property, Hercules Lane to the south, and N Locust Street to the east.

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

The requested SUP amendment proposes to amend the plans shown in the original SUP to increase the remainder area left for future development outside of the multifamily developments proposed on the site. This amendment is therefore anticipated to have a positive impact on future development in the area by providing more area adjacent to the proposed multifamily in which possible future commercial development can occur and serve the wider area. Overall, the amended SUP plan has the potential to support the future success of commercial mixed-use development in the general area even more effectively than the original approved SUP plan. As noted above, transportation improvements will still be required to ensure the increase in traffic does not negatively impact area mobility, and these improvements would be beneficial to anticipated future commercial development in the area.

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

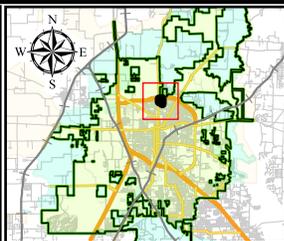
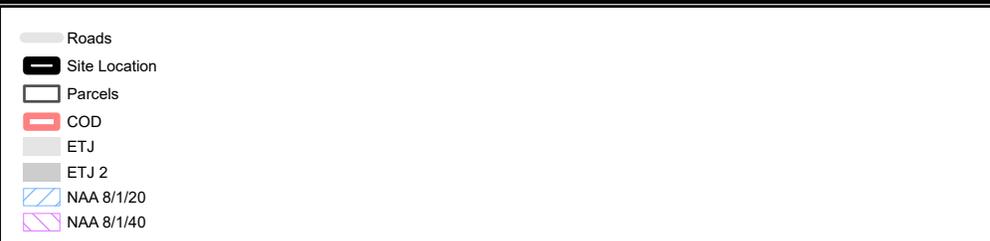
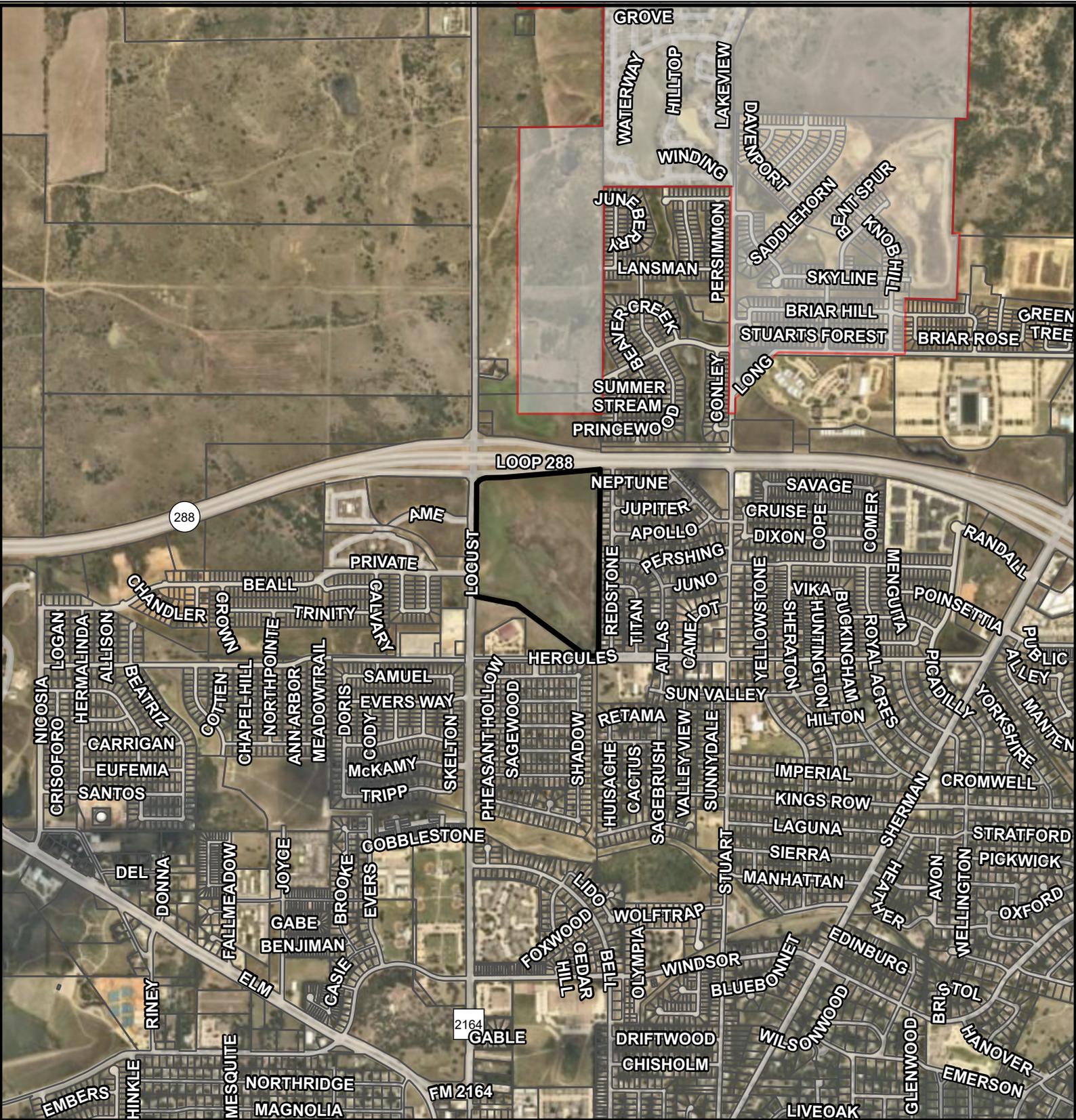
The requested amendment to the originally approved SUP (S21-0006b) is not expected to increase the traffic impact of the development permitted by the originally approved SUP. While the development is still anticipated to have an impact at multiple intersections along N Locust Street, as discussed above, the proposed improvements and contributions, including the two access points, new traffic signal at Beall Street, and improvements at Ame Street, are expected to adequately mitigate the potential traffic impacts of this development.

Fire access and aerial access is provided internal to the development for all buildings via fire lanes throughout the site. In addition to the main and secondary access points from N Locust Street via the proposed private streets, remote access to the site is also provided via a gated emergency connection to Atlas Drive. The applicant received feedback at their neighborhood meeting that the adjacent single-family residents did not want vehicular connection to Atlas Drive from this development.

Noise impacts are expected to be adequately mitigated by the extensive proposed landscape buffering, the design of which is not being changed by this SUP amendment, and the additional physical separation created by surrounding easements and roadway.

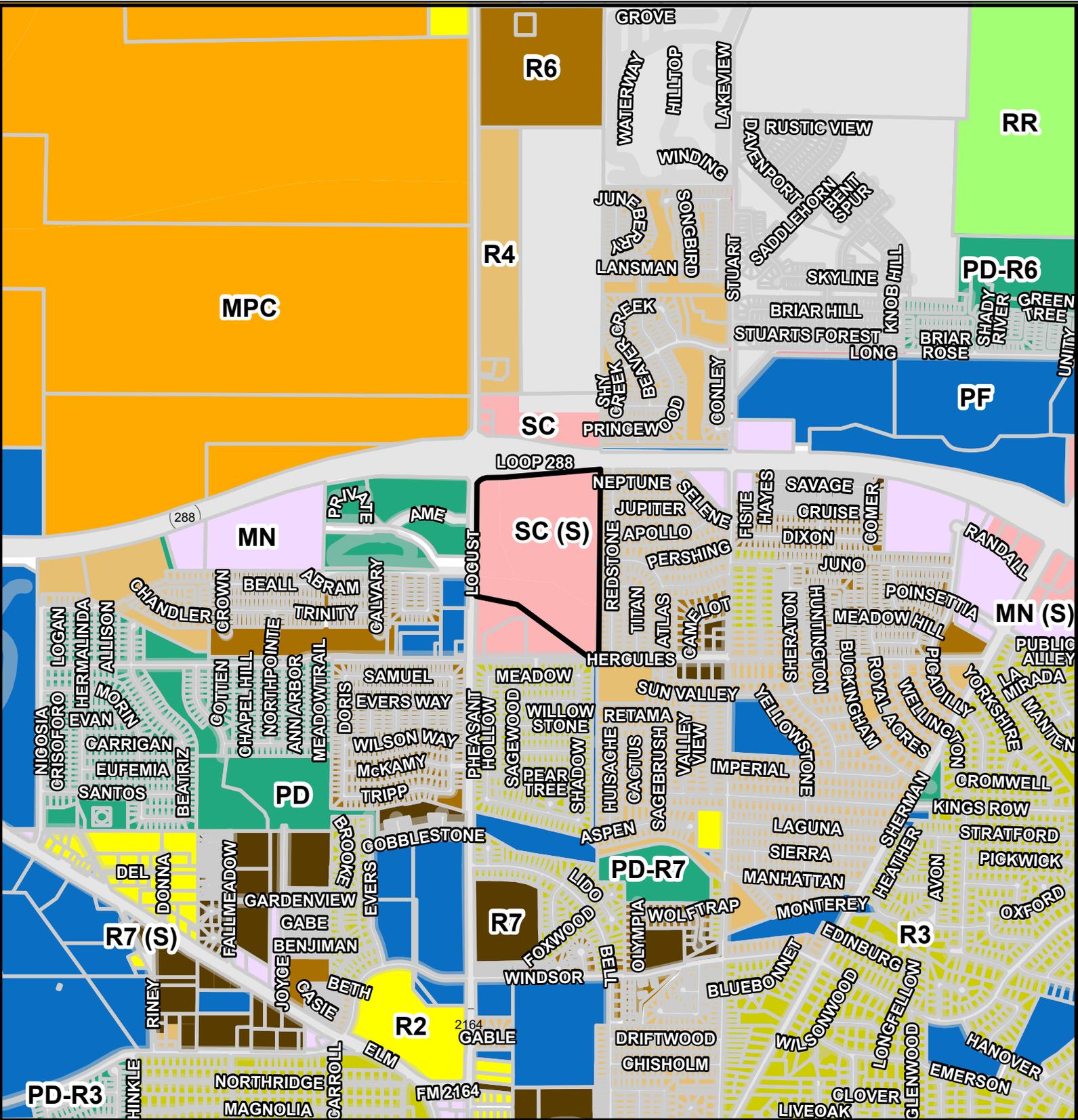
Light and glare are not anticipated to have adverse effects on neighboring properties, as the proposal must meet all lighting requirements in the 2019 DDC, including downcast fixtures and limits to light spillover onto adjacent properties.

# ASUP23-0001 Site Location

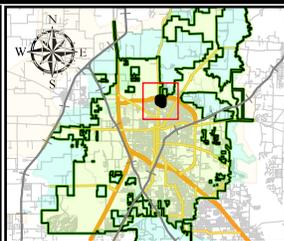


"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative property boundaries. Although every effort was made to ensure the accuracy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

# ASUP23-0001 Current Zoning Map

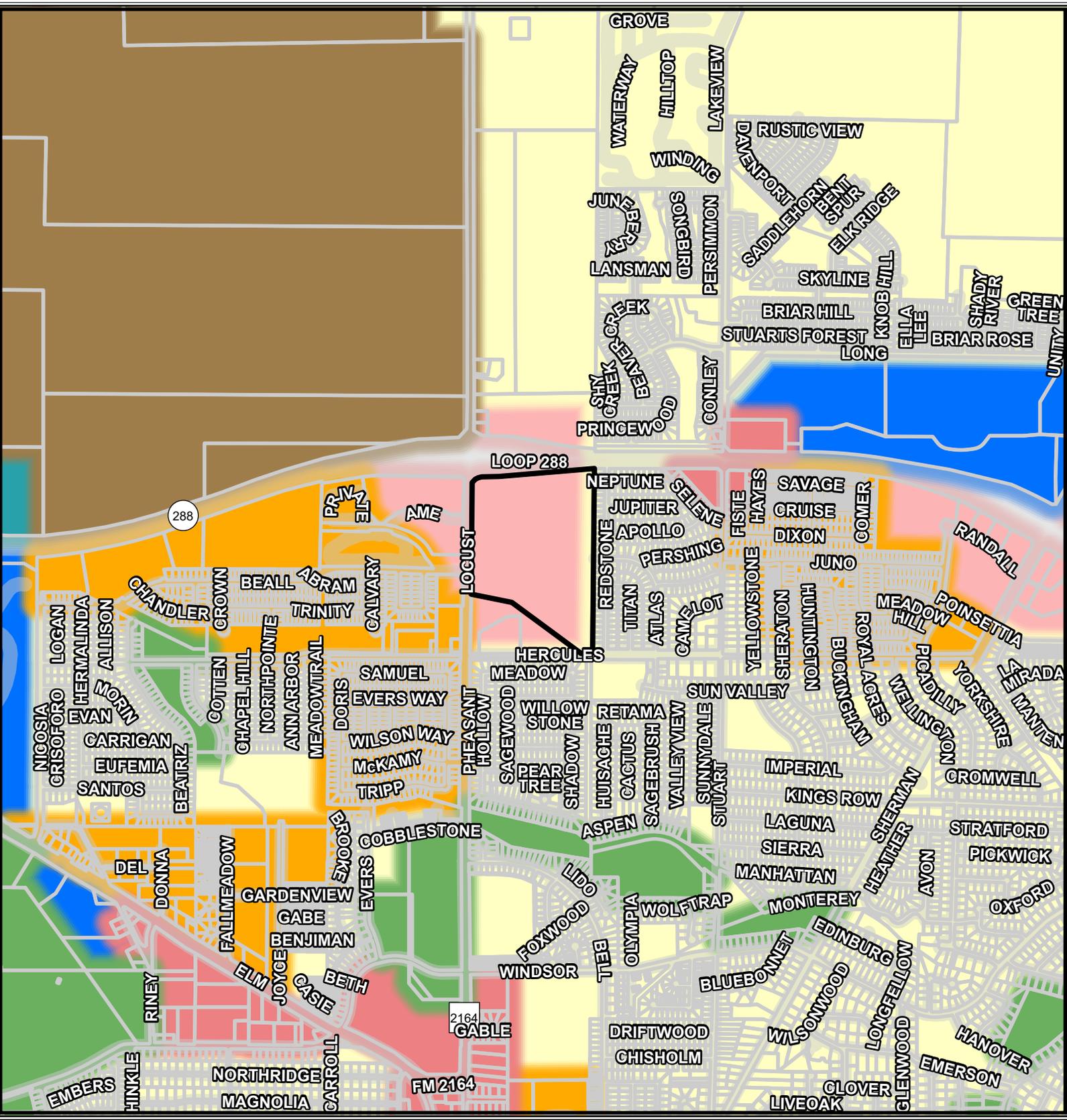


Roads	R4 - Residential	GO - General Office
Site Location	R6 - Residential	LI - Light Industrial
Parcels	R7 - Residential	HI - Heavy Industrial
<b>Current Zoning</b>	MN - Mixed-Use Neighborhood	PF - Public Facilities
RR - Residential Rural	MD - Mixed-Use Downtown Core	PD - Planned Development
R1 - Residential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

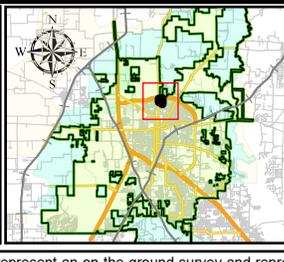


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# ASUP23-0001 1-Future Land Use Map



Roads	Moderate Residential	Business Innovation
Site Location	Master Planned Community	Commercial
Parcels	Downtown Denton	Light Industrial
<b>Future Land Use Designation</b>	Downtown Compatibility Area	Industrial Commerce
Agriculture	Regional Mixed Use	Government / Institutional
Rural Areas	Community Mixed Use	Parks / Open Space
Low Residential	Neighborhood Mixed Use	Business Center
	Neighborhood / University Compatibility Area	



**CITY OF DENTON**
  
 Development Services • GIS

Date: 9/28/2023

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## ORDINANCE NO. S21-0006b

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, APPROVING A SPECIFIC USE PERMIT TO ALLOW FOR A MULTI-FAMILY DWELLING USE ON APPROXIMATELY 53.407 ACRES OF LAND, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LOCUST STREET AND LOOP 288, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE. (S21-0006b, LANDMARK MULTIFAMILY)

WHEREAS, Manhard Consulting, on behalf of the property owner, Melvin Haisler, (hereinafter, the "Developer") has applied for a Specific Use Permit ("SUP") to allow for a multi-family residential use on approximately 53.407 acres, within the Suburban Corridor (SC) zoning district and use classification, as described in Exhibit "A" (hereinafter, "the Property"); and

WHEREAS, the Property is depicted in Exhibit "B" and is shown divided into five tracts and, for identification purposes, Tract 4 is also known as the North Tract and Tract 5 is also known as the South Tract, of which Tracts 4 and 5 collectively comprise 36.49 acres out of the 53.407 acres;

WHEREAS, on October 26, 2022, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, gave the requisite notices by publication and otherwise, and afforded full and fair hearings and to all property owners interested in this regard, recommended approval [6-0] of the requested SUP subject to the site plan, landscape plan, and elevations attached as Exhibit "B"; and

WHEREAS, on November 15, 2022, 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 2.5.2 of the Denton Development Code ("DDC"), and is consistent with the Denton Plan and the DDC; and

WHEREAS, the City Council of the City of Denton has determined that it will be beneficial to Denton and its citizens to grant the SUP; and such grant will not be detrimental to the health, safety, morals, and general welfare of the City of Denton, and that the SUP 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 SUP to allow the multi-family residential use on Tracts 4 and 5 only of the Property as shown on the Site Plan attached and incorporated herein as Exhibit "B", the Landscape Plan attached and incorporated herein as Exhibit "C", and the Building Elevations attached and incorporated herein as Exhibit "D", is hereby approved, subject to the use-specific standards of the DDC, as amended, and the following conditions:

1. Site and Landscape Plan: The attached Site Plan and Landscape Plan reflect an intent to comply with the 2019 Denton Development Code (DDC) requirements, as amended, for parking, street trees, minimum landscape and tree canopy areas, open space, and landscape screening and compatibility buffers, with administrative approval of alternative landscape elements permitted and parking reductions in accordance with the DDC.
  - a. Minor alterations to the depicted locations of individual plantings and final individual plant selections, as well as increases to landscape area and percentage and number of trees and tree canopy percentage, may be approved by City staff, provided that the final landscaping, as planted, complies with the attached landscape plan in terms of buffers, buffer elements, location of required landscape elements and open space and trails, number of trees, and minimum landscape and tree canopy percentages, as well as all elements of the DDC.
  - b. Minor alterations to the exact locations of individual amenity elements may be approved by City staff, provided final design complies with the attached site plan and landscape plan in terms of types and minimum number of amenities provided within depicted gathering spaces.
  - c. Additional plantings and minor alterations to the Development Impact Area to provide mitigation for the impacts of the proposed trail and the proposed sidewalk along Hercules Lane to the Environmentally Sensitive Area (ESA) on the property may be administratively approved by city staff as part of the Civil Engineering Plans for this development, as long as such mitigation is in accordance with all standards of the Denton Development Code. Final determination of ESA location and exact nature of mitigation shall be approved with the Civil Engineering Plans for this development. This condition does not preclude the project from requiring approval of an Alternative ESA Plan if the scope of impacts to the ESA exceed the administrative allowances provided for in the DDC.
2. Building Elevations: The attached building elevations reflect an intent to comply with the DDC requirements, as amended, for building mass and form, percentage of windows and doors on a façade, and provision of architectural features to highlight entrances and provide visual interest.
  - a. Elevations at the time of permitting shall be consistent with the attached elevations in terms of architectural style and details, specific architectural features that highlight entrances such as ornamental lights and canopies, provision of balconies or patios to articulate individual units, use of recesses, awnings, and changes in material to break up the façade vertically and horizontally and to articulate collections of units at intervals not to exceed 44 feet horizontally or 2 stories vertically, and delineation of the first floor with a change of material and horizontal banding.
  - b. Minor alterations to individual window size and location may be approved by City staff, as long as:
    - i. The style of windows, and the style and number of doors, on each façade is consistent with the attached elevations

- ii. All buildings fronting on a public or private street have entrances facing the public or private street
    - iii. Windows and doors make up either at least the DDC-required percentage for facades facing a public or private street or, for facades not facing a public or private street, at least 11.5% of the side facades and 25.5% of the front and the rear façades, and windows and doors on all facades comply with all DDC standards.
  - c. Garage elevations shall feature two dormer windows on each front and rear elevation and a horizontal change in material type on each façade.
3. The attached site plan and landscape plan are incorporated as requirements of the SUP. Staff shall have the ability to approve an increase of up to 5% of any of the amounts specified in requirements a-b, provided all applicable requirements of the DDC are met.
    - a. Three-hundred and thirty-six (336) dwelling units on the North Tract and three-hundred and twenty-four (324) dwelling units on the South Tract.
    - b. 577 parking spaces on the North Tract, and 570 parking spaces on the South Tract, are proposed for the multi-family development indicated on the site plan. Parking may shift to accommodate a change in the unit mixture but shall be in accordance with the requirements of the DDC and within the range of staff approvability.
  4. All street and sidewalk infrastructure elements, including the full width of Beall Street from N Locust Street to the turnaround shown, and the full width of Ame Drive from North Locust Street to Beall Street shall be constructed in accordance with the plans shown in Exhibit B, and approved by the City of Denton, prior to release of any certificate of occupancy for any multifamily building proposed on this property, though staff may approve minor changes (25' or less) in the location of these streets and/or sidewalks in order to account for proposed TXDOT improvements to Loop 288 and N Locust Street, as long as the final design is in accordance with the standards of the DDC and City criteria manuals.
  5. Subject to the approval of TXDOT, the Developer shall construct one of the two alternative traffic mitigation measures at the intersection of N Locust Street and Ame Drive. If neither of the alternatives shown in Exhibit B, Sheet C0.5, are acceptable to TXDOT, the City of Denton staff shall have the authority to approve alternative traffic mitigation measures for the intersection of Ame Drive, subject to the approval of TXDOT, without requiring an SUP amendment, as long as the approved mitigation measures comply with the standards of the Denton Development Code and the City criteria manuals. Traffic mitigation measure(s) for the intersection of Ame Drive and N Locust Street, approved by staff and TXDOT, must be constructed prior to issuance of Certificates of Occupancy for any of the multifamily buildings proposed with this development.
  6. A turnaround must be constructed at the end of Beall Street as shown on Exhibit B, prior to release of any Certificates of Occupancy for this project, but, if plans for future TXDOT improvements to Loop 288 necessitate a shift in the turnaround location, City of Denton staff may approve a shift in the exact location of the center of this turnaround of up to 150', as long as the proposed location is still in accordance with all DDC and

- City criteria manual standards and/or any variance to those standards approved by the City Engineer.
7. Minor alterations in design and location of sidewalk, curb, and gutter along Hercules Lane and in location of proposed gravel trail may be necessary based on the final determination of the size and location of the Environmentally Sensitive Area on this property, and staff may approve such minor alterations, as long as the final design and locations are in accordance with the standards of the Denton Development Code and the City's adopted criteria manuals.
  8. Notwithstanding the limited administrative approvals authorized in conditions 1-7, the City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, the attached landscape plan, the attached building elevations, and the elements referenced in conditions 1-7.
  9. Subject to the approval of TXDOT, a traffic signal at the intersection of Beall Street and N Locust Street shall be constructed by the Developer and shall be complete and accepted by the City of Denton prior to issuance of any Certificates of Occupancy for any of the multifamily buildings proposed with this development.
  10. Prior to approval of any Final Plat for this development, Developer shall pay to the City of Denton the proportion of the cost of a traffic signal at North Locust Street and Loop 288 that was determined by the Traffic Impact Analysis for this project (TIA21-0016) to be the responsibility of the multifamily developer, based on the traffic projected to be generated by that development.
  11. The project shall comply with Denton Development Code Section 7.7.4, *Tree Preservation*.
  12. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

**SECTION 3.** The multi-family residential use allowed by the SUP on the Property, depicted on the Site Plan, Landscape Plan, and Building Elevations, requires the following elements, which are hereby incorporated into this ordinance and may only be modified as noted in Section 2 above:

**A. Multifamily Lots:**

- Tract 4 (North Tract): ~14.09 acres
- Tract 5 (South Tract): ~22.4 acres

**B. Dwelling Units:**

- Tract 4 (North Tract): 336 one-, two-, and three-bedroom units in 12 three-story buildings
- Tract 5 (South Tract): 324 one-, two-, and three-bedroom units in 12 three-story buildings
- Total: 660 one-, two-, and three-bedroom units in 24 three-story buildings

**C. Recreational Areas and Open Space:**

- **North Tract:** Amenity center with pool, 36,400 sf of Open Space in 5 areas with benches and/or walking paths.
- **South Tract:** Amenity center with pool, 95,400 sf of Open Space in 5 areas, ~500 linear feet of walking path along pond with fountain.
- **Overall:**
  - Total open space encompasses 147,500 sf -- over 8% of the land area.

- Minimum 2,000 linear feet of gravel trail through the green space in the easement on the east side of the development (green space in easement is in addition to open space).
- D. **Parking:** 1,147 total vehicular spaces provided, for ~1.2 spaces per bedroom; 60 bicycle parking spaces distributed throughout the two tracts.
- E. **Access and Connectivity:** Full, signalized access to N Locust Street is provided to both tracts via the extension of Beall Street to be constructed by the Developer; subject to the approval of the Texas Department of Transportation (TXDOT), the Developer will also be required to construct the signal at Beall Street and Locust Street. Both tracts will have right in, right out access to N Locust Street via the extension of Ame Drive to be constructed by the Developer. The North tract will have three points of access onto Beall Street and the South tract will have two. Pedestrian connectivity will be provided to N Locust Drive via a sidewalk to be constructed by the Developer and via gravel path to Hercules Drive. Developer will also provide a public sidewalk connection in a public access easement through the site from Atlas Drive to the Beall Street sidewalk, to facilitate pedestrian access to the potential future commercial development along N Locust and Loop 288.
- F. **Design:** Building elevations feature balconies or patios for all units, with awnings or decorative sconces or arched roofs at all main entrances, and with buildings oriented around shared open spaces, along trails, or fronting on the shared central boulevard or the right-of-way with direct access to the public sidewalk.
- G. **Landscaping:** New tree plantings in common areas above and beyond required tree canopy; landscape area over 10% above minimum; a combination of large canopy trees, tree preservation, and 70+ feet of buffer width to provide a buffer between multifamily buildings and the single-family neighborhood to the east.

SECTION 4. Administrative Modifications. The Development Services Director or designee may administratively approve the following modifications:

- A. A reduction in the lot coverage, an increase in the landscape area, and a decrease in the number of dwelling units with associated parking by any amount. Additional parking reductions may be granted in accordance with DDC Section 7.9.5E.
- B. Increases of 5% or less of any of the amounts specified in Subsections 3.B & D of this ordinance, provided all applicable requirements of the DDC are met.

SECTION 5. 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 issued to the entity named above runs with the land, and is assignable and transferable to subsequent owners of the Property.

SECTION 6. 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 the DDC.

SECTION 7. Unlawful use. It shall be unlawful for any person, firm, entity, or corporation to make use of the Property in some manner other than as authorized by the DDC, City of Denton Code of Ordinances, and this ordinance.

SECTION 8. 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 not 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 the City of 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 Chris Watts and seconded by Brian Beck; the ordinance was passed and approved by the following vote [7 - 0]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Gerard Hudspeth, Mayor:	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Vicki Byrd, District 1:	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Brian Beck, District 2:	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Jesse Davis, District 3:	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Alison Maguire, District 4:	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Brandon Chase McGee, At Large Place 5:	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Chris Watts, At Large Place 6:	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

PASSED AND APPROVED this the 15<sup>th</sup> day of November, 2022.

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

ATTEST:  
ROSA RIOS, CITY SECRETARY

BY: *Rosa Rios*

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY: *Hilary Negron* Hilary Negron  
2022.11.09  
09:48:15 -06'00'





*[Faint, illegible text or markings]*

**Exhibit A**  
**Legal Description**

BEING a 53.407 acre tract of land situated in the T. Toby Survey, Abstract Number 1288, City of Denton, Denton County, Texas, and being a portion of a called 253.6 acre tract of land (remaining portion) described by deed to J.B. Haisler and wife, Rosa Haisler, recorded in Volume 316, Page 69, Deed Records, Denton County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" IRON ROD FOUND at the northwest corner of Lot 16, Block G, Towne North Addition, an addition to the City of Denton, according to the plat recorded in Cabinet A, Page 138, Plat Records, Denton County, Texas, being on the South right-of-way line of S.H. Loop 288, a variable width right-of-way;

THENCE South 00 Degrees 38 Minutes 15 Seconds West, along the West line of said Block G, and the West line of Block G, Towne North Addition, an addition to the City of Denton, according to the plat recorded in Cabinet A, Page 127, Plat Records, Denton County, Texas, and the West line of Block G, Towne North Addition, an addition to the City of Denton, according to the plat recorded in Cabinet A, Page 111, Plat Records, Denton County, Texas, and the West line of a 10' Alley as shown on said Towne North Addition (A-114), at a distance of 1970.54 feet, passing a MAG NAIL FOUND IN A TREE ROOT for reference, and continuing in all 2134.91 feet, to a MAG NAIL SET at the southwest corner of said Towne North Addition (A-114), being on the South line of said called 253.6 acre tract, and being in the approximate centerline of Hercules Lane, a variable width right-of-way;

THENCE North 89 Degrees 59 Minutes 44 Seconds West, departing said common line and along the South line of said called 253.6 acre tract, a distance of 128.51 feet, to a MAG NAIL SET at the southeast corner of a called 13.042 acre tract of land described by deed to Asbury United Methodist Church, recorded in County Clerk's File Number 97-11296, Deed Records, Denton County, Texas;

THENCE North 00 Degrees 42 Minutes 47 Seconds East, departing said South line and along the East line of said called 13.042 acre tract, a distance of 33.57 feet, to a 5/8" IRON ROD FOUND;

THENCE North 53 Degrees 52 Minutes 50 Seconds West, continuing along said East line, a distance of 1008.43 feet, to a 1/2" IRON ROD FOUND;

THENCE North 78 Degrees 24 Minutes 50 Seconds West, continuing along said East line, a distance of 466.02 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the northwest corner of said called 13.042 acre tract, being on the East right-of-way line of F.M. Highway No. 2164, a 90' a right-of-way;

THENCE North 01 Degrees 06 Minutes 45 Seconds East, departing said East line and along said East right-of-way line, a distance of 1248.22 feet, to a TXDOT MONUMENT FOUND at the South end of a corner clip at the intersection of said East right-of-way line and the South right-of-way line of said S.H. Loop 288;

THENCE North 44 Degrees 05 Minutes 02 Seconds East, along said corner clip, a distance of 70.70 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH", being on the South right-of-way line of said S.H. Loop 288;

THENCE North 85 Degrees 33 Minutes 30 Seconds East, along said South right-of-way line, a distance of 1104.50 feet, to a CUT OFF T-POST FOUND;

THENCE North 83 Degrees 22 Minutes 21 Seconds East, continuing along said South right-of-way line, a distance of 250.03 feet, to the POINT OF BEGINNING, and containing 53.407 acres or 2,326,389 square feet of land, more or less.

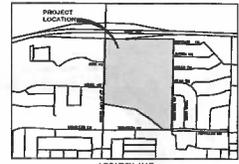
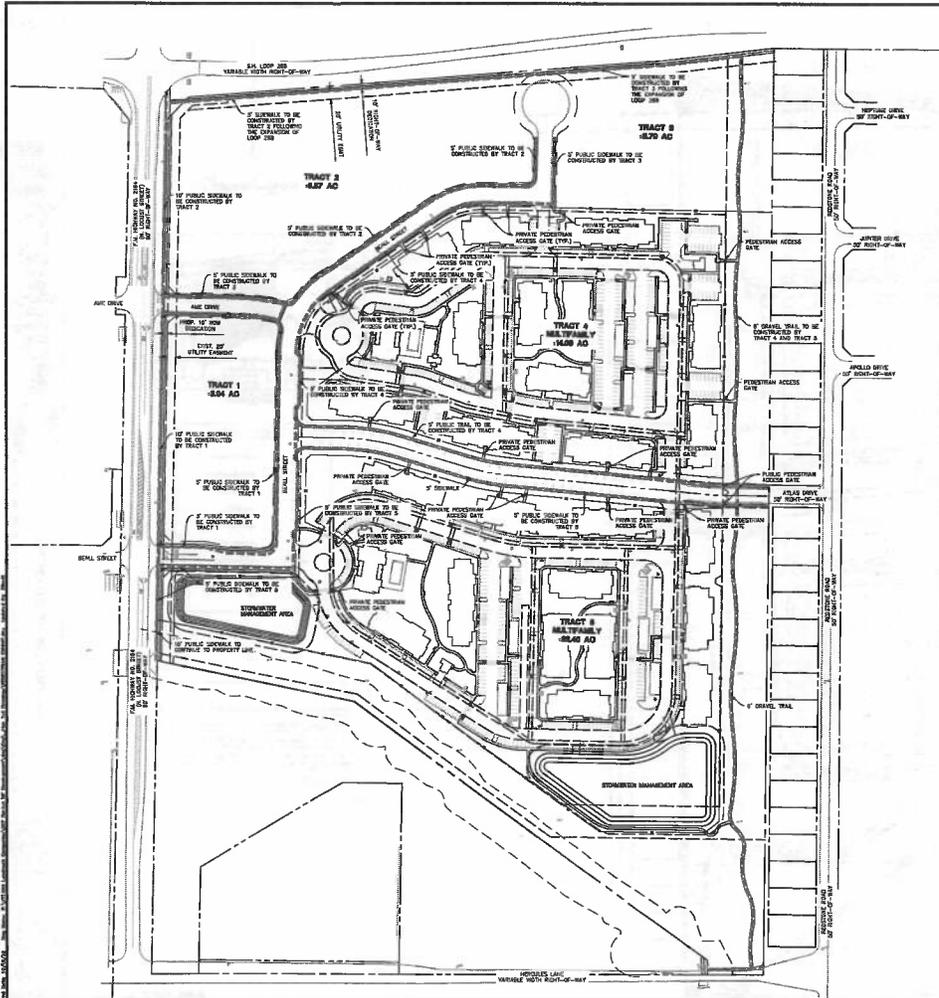
**Exhibit B  
Site Plan**











DATE PREPARED: 03/13/2022  
 PROJECT NAME: LANDSCAPE AT BEALL STREET  
 LANDSCAPE AT BEALL STREET  
 SITE OF EXISTING AND NEW USES  
 DEVELOPMENT IMPACT AREA, 1/26/2022 S.V.  
 DESIGN: MANHARD CONSULTING  
 LANDSCAPE ARCHITECTURE AND SITE DESIGN  
 10000 BEALL STREET  
 SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.MANHARDCONSULTING.COM  
 DESIGN: MANHARD CONSULTING  
 LANDSCAPE ARCHITECTURE AND SITE DESIGN  
 10000 BEALL STREET  
 SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.MANHARDCONSULTING.COM  
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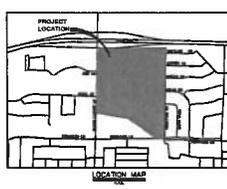
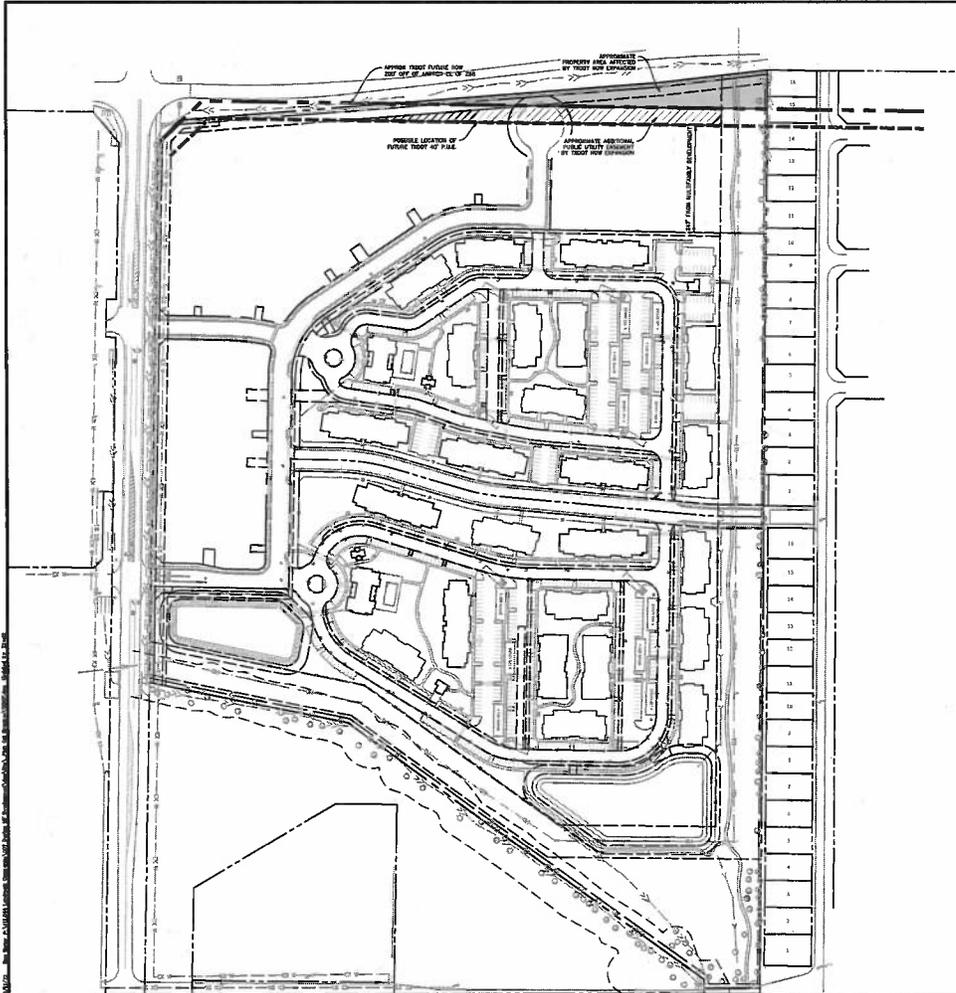
**Manhard CONSULTING**

LANDMARK RESIDENTIAL  
 A1288 A. T. TOBY, TR 13, 68.93 ACRES, CITY OF DENTON, TEXAS  
 PEDESTRIAN CIRCULATION PLAN

FOR REVIEW ONLY  
 THIS DOCUMENT IS NOT  
 TO BE USED FOR ANY  
 OTHER PROJECTS  
 WITHOUT THE WRITTEN  
 CONSENT OF MANHARD CONSULTING  
 TEXAS P.E. NO. 28325  
 CREATED DATE: 03/13/2022

PROJECT NO. **C0.3**  
 011-01-0027

PROJECT S21-0006



**UTILITY LEGEND**

●	ROUND CLEARCUT
○	LANDSCAPE SIGNAGE
□	FUNCTION BOX
■	CURB WALK
▣	GRAVE SHIRT
⚡	FIRE HYDRANTS
⚡	WATER FITTINGS
▲	GATE VALVES
▲	FIC

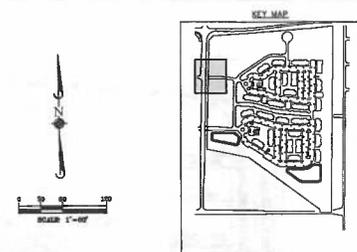
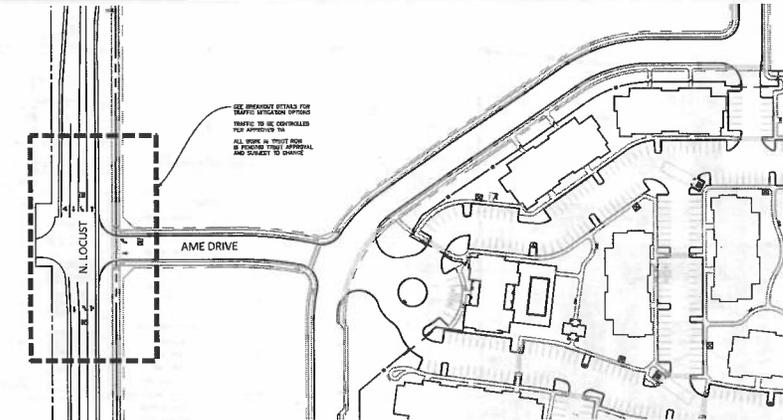
- NOTES**
1. REFER TO SHEET 5.0 GENERAL NOTES FOR GENERAL NOTES, PARKING NOTES, AND A COMPLETE LEGEND.
  2. REFER TO LANDSCAPE PLAN FOR LANDSCAPE APPROXIMATIONS AND INDICATION NOTES CROSSING TO THE TRACT.
  3. MAKE ALL STRUCTURAL PLANS FOR ALL BUILDINGS, DETACHED GARAGE, AND SHOW THE EXISTING FOUNDATION BEYOND AND BEYOND.
  4. THE CONTRACTOR HAS 14 DAYS TO INSTALL THE CONCRETE APPROACH AFTER REMOVING THE EXISTING CURB OF SALE & FILL OF BOMBEY FOR SALE OUT IT IS NOT INSTALLED.
  5. ALL LOW VOLTAGE AND CONDUITS REMOVED WITHIN 1" OF A RIGHT SHALL BE REMOVED AND RECONNECTED TO THE POINT.

**Manhard CONSULTING**

**LANDMARK RESIDENTIAL**  
A1288 A T. LOBY, TR 13, S3, S3 ACRES, CITY OF DENTON, TEXAS  
TRACT ROW EXHIBIT

**C0.4**

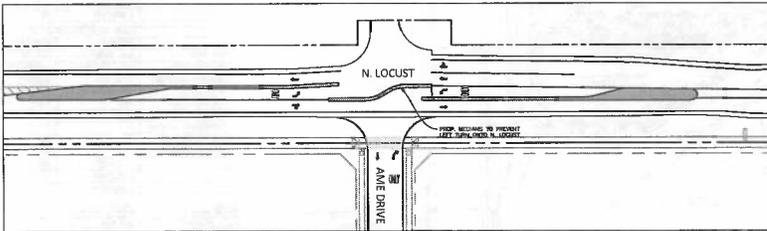
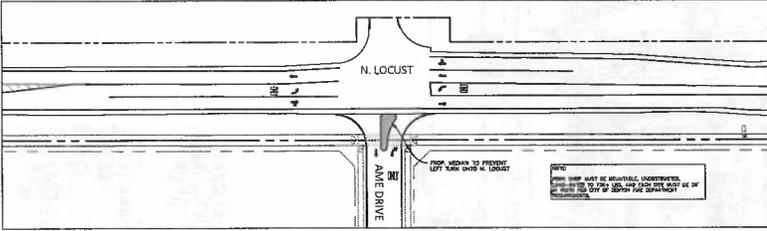
PROJECT S21-0006



LEGEND

- DOUBLE CLEAREWAY
- SANITARY MANHOLE
- ANJUNCTION BOX
- ▣ CURB INLET
- ▢ DRIVE INLET
- ▲ FOG
- ▼ FIRE INTERIANT
- ▧ BARRIER FREE RAMP
- FIVE LANE

NOTE: ALTERNATIVE MITIGATION MEASURES FOR AME DRIVE MAY BE PROPOSED, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF DENTON AND TXDOT IF NEITHER OF THE ALTERNATIVES SHOWN ARE ACCEPTABLE TO TXDOT.



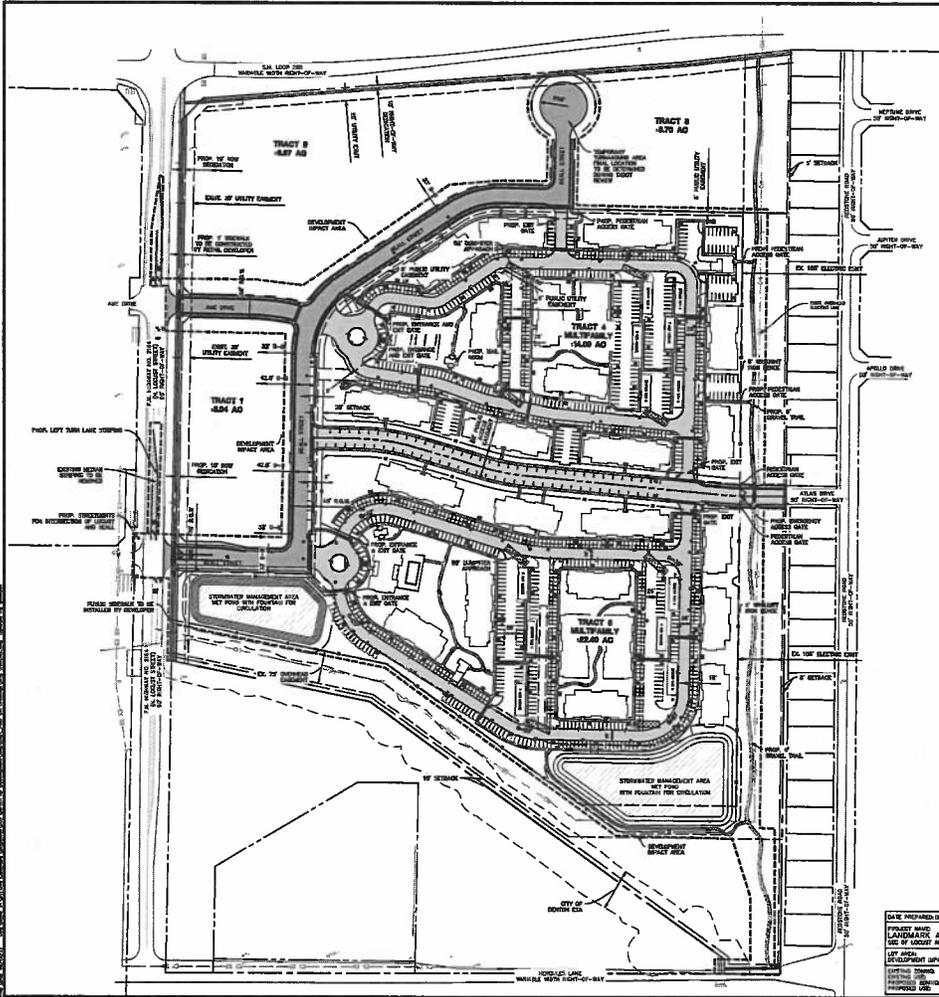
**Manhard CONSULTING**  
 1100 West 17th Street, Suite 100, Denton, Texas 76201  
 Phone: 817.382.1111  
 Fax: 817.382.1112  
 Email: info@manhardconsulting.com

**LANDMARK RESIDENTIAL**  
 A1288 A.T. TOBY, TR. 13, 50.35 ACRES, CITY OF DENTON, TEXAS  
 AME & LOCUST TRAFFIC MITIGATION EXHIBIT

FOR SETBACK PLANS ONLY  
 THIS DOCUMENT IS NOT  
 TO BE USED FOR CONSTRUCTION  
 OF ANY STRUCTURE  
 UNLESS IT IS SPECIFICALLY  
 IDENTIFIED AS SUCH  
 SCALE: AS SHOWN  
 DESIGNED BY: JLD  
 DATE: 08/14/2008

SHEET  
**C0.5**  
 OF 05

PROJECT S21-0008



**LEGEND**

- DOUBLE CLEAROUT
- SANITARY MANHOLE
- JUNCTION BOX
- CURB RILEY
- GRAVE INLET
- FIC
- FIRE HYDRANT
- SHOWER FRESH RAMP
- TRANSFORMER
- FIRE LAKE
- FIRE LAKE
- PROPERTY LINE
- DEVELOPMENT IMPACT AREA
- PROPOSED FENCE
- DRAINAGE DITCH

**PAVING LEGEND**

- SUBGRAVEL
- GRAVEL TRAIL
- PUBLIC ROAD
- FIRELAK
- POOD IONIAL SURFACE
- DEVELUPM

NORTH PROPERTY (TRACT 4)		
	REQUIRED	PROVIDED
LOT AREA	MIN. 10,000 S.F.	14.09 AC
BUILDING AREA	MAX. 247,785 S.F.	121,000 S.F.
BUILDING COVERAGE	MAX. 80%	21.80%
OPEN SPACE	MIN. 58,779 S.F.	41K (234,900) S.F.
BUILDING HEIGHT	43'	47'
PARKING	575	577
ACCESSIBLE PARKING	12	12
BICYCLE PARKING	30	32
NUMBER OF UNITS		
1 BEDROOM		336
2 BEDROOM		216
3 BEDROOM		108
		12

SOUTH PROPERTY (TRACT 5)		
	REQUIRED	PROVIDED
LOT AREA	MIN. 14,000 S.F.	22.4 AC
BUILDING AREA	MAX. 709,960 S.F.	119,200 S.F.
BUILDING COVERAGE	MAX. 80%	13.20%
OPEN SPACE	MIN. 85 (71,00 S.F.)	64K (833,329 S.F.)
BUILDING HEIGHT	43'	47'
PARKING	514	570
ACCESSIBLE PARKING	11	12
BICYCLE PARKING	27	28
NUMBER OF UNITS		
1 BEDROOM		326
2 BEDROOM		150
3 BEDROOM		114
		12

**DATE PREPARED: 10/15/2010**

**PROJECT NAME: LANDMARK AT BEALL STREET**

**LOT AREA: 1,046,848 S.F.**

**DEVELOPMENT IMPACT AREA: 1,046,848 S.F.**

**CONTRACTOR: [Name]**

**DESIGNER: [Name]**

**SCALE: 1"=100'**

**PROJECT #21-0006**

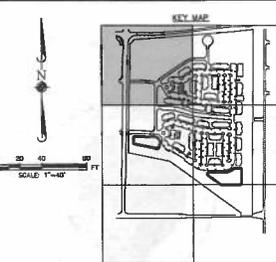
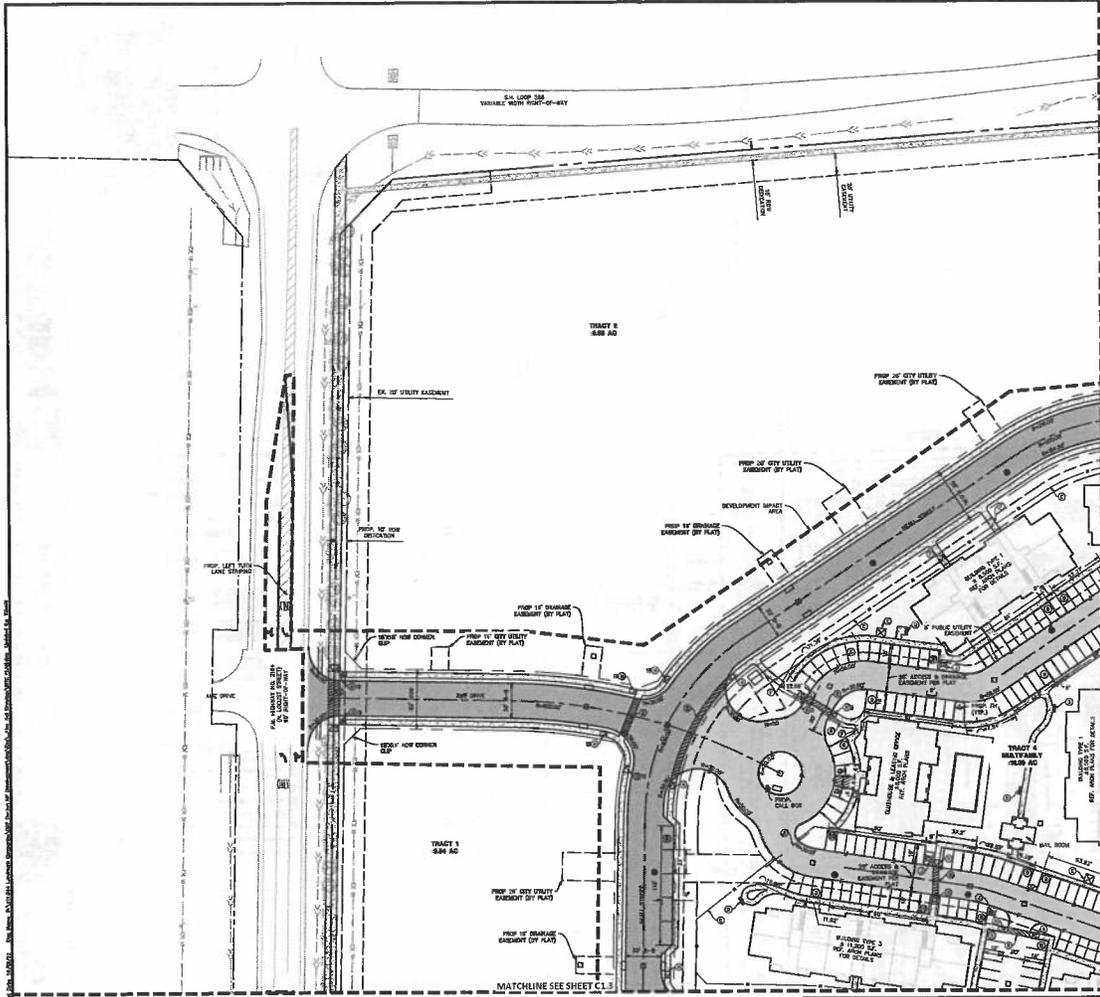
**Manhard CONSULTING**

**LANDMARK RESIDENTIAL**

**A1288 A 1, TOBY, TR 13, 63.83 ACRES, CITY OF DENTON, TEXAS**

**OVERALL SITE PLAN**

**C1.0**



**LEGEND**

- DOUBLE CLEARCUT
- SANITARY MANHOLE
- SANITARY BOX
- CULVERT
- CHUTE INLET
- J BOX
- FIRE HYDRANT
- BARREX FIRE RAMP
- FIRE LAKE
- DEVELOPMENT IMPACT AREA
- PROPERTY LINE
- PROPOSED FENCE
- GARAGE DRIVE

**PAVING LEGEND**

- SIDEWALK
- GRAVEL TRAIL
- PUBLIC ROAD
- FIRELANE
- FILL NORMAL SURFACE ELEVATION

**HARDSCAPE LEGEND**

- ① TRANSMISSION GATE
- ② ASPEN, QUERCUS OR RED-OAK WITH MORE THAN 10% PERIODICITY
- ③ 1/2" BUCKING FISH FENCE
- ④ 8'-0" (H.P. LANDSCAPE PLANT)
- ⑤ 8'-0" (H.P. BUSH AREA)
- ⑥ 10'-0" (H.P. BUSH AREA)
- ⑦ BARREX FIRE RAMP CYCLE 1A UNLESS OTHERWISE SPECIFIED
- ⑧ PROP. TRANSFORMER AND ELECTRIC METER

**Manhard CONSULTING**

**LANDMARK RESIDENTIAL**

AT 2884 A. T. TOBY, TR 13, 53.93 ACRES, CITY OF DENTON, TEXAS

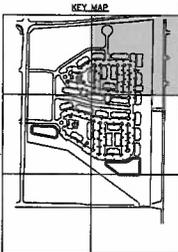
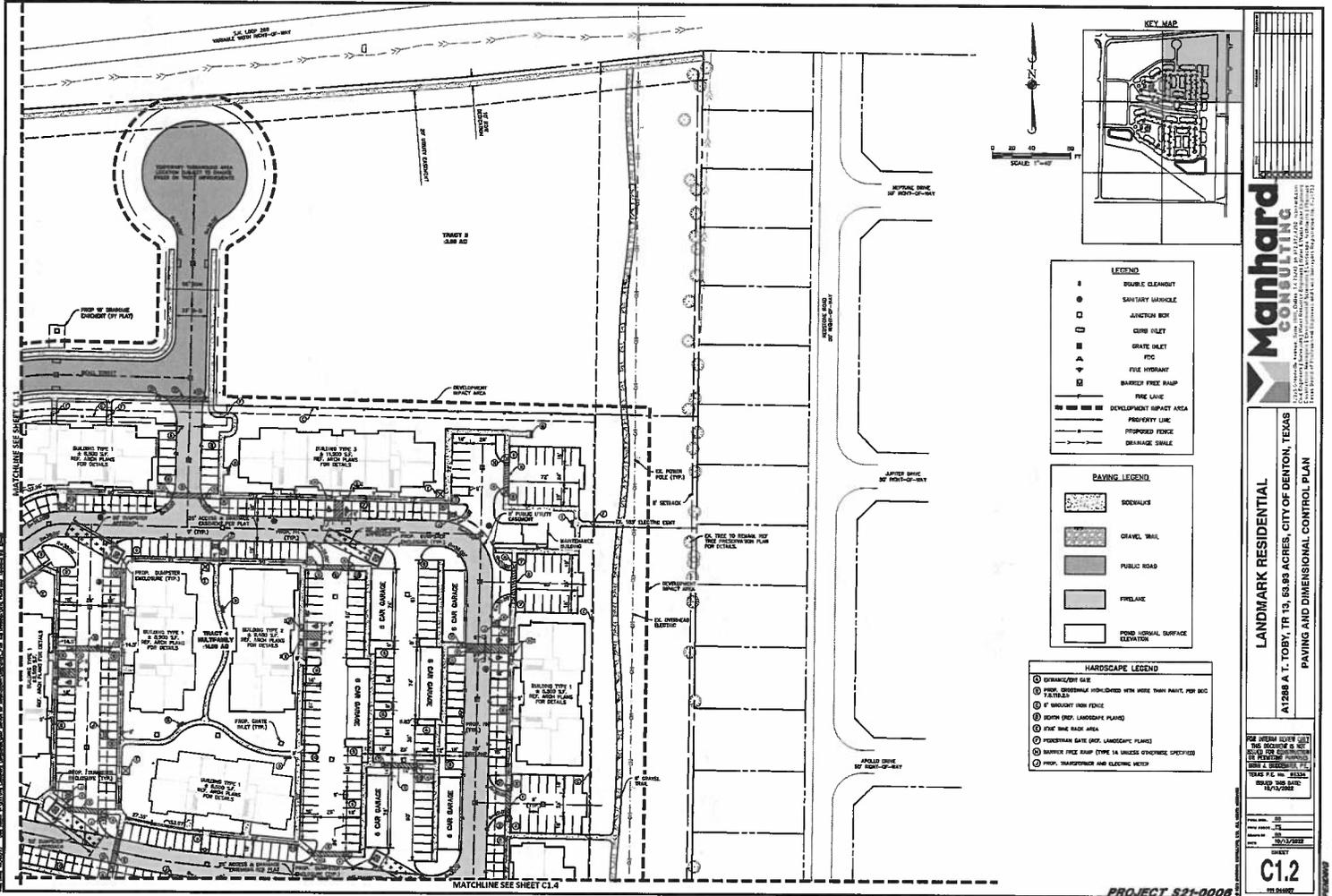
PAVING AND DIMENSIONAL CONTROL PLAN

FOR USE IN PERMITS FOR CONSTRUCTION

DATE: 08/14/2014

PROJECT: S21-0008

SHEET: C1.1



**LEGEND**

⊠	DOUBLE CLEAMOUT
⊙	SANITARY MANHOLE
⊠	JUNCTION BOX
⊠	GRATE INLET
⊠	POC
⊠	FILE HYDRANT
⊠	BARREX FREE RAMP
⊠	FIRE LAKE
---	DEVELOPMENT IMPACT AREA
---	PROPERTY LINE
---	PROPOSED FENCE
---	DRAINAGE SWALE

**PAVING LEGEND**

[Pattern]	SIDEWALK
[Pattern]	GRAVEL DRIVE
[Pattern]	PUBLIC ROAD
[Pattern]	FIRELAKES
[Pattern]	POND NORMAL SURFACE ELEVATION

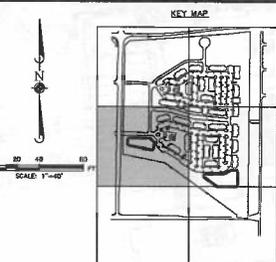
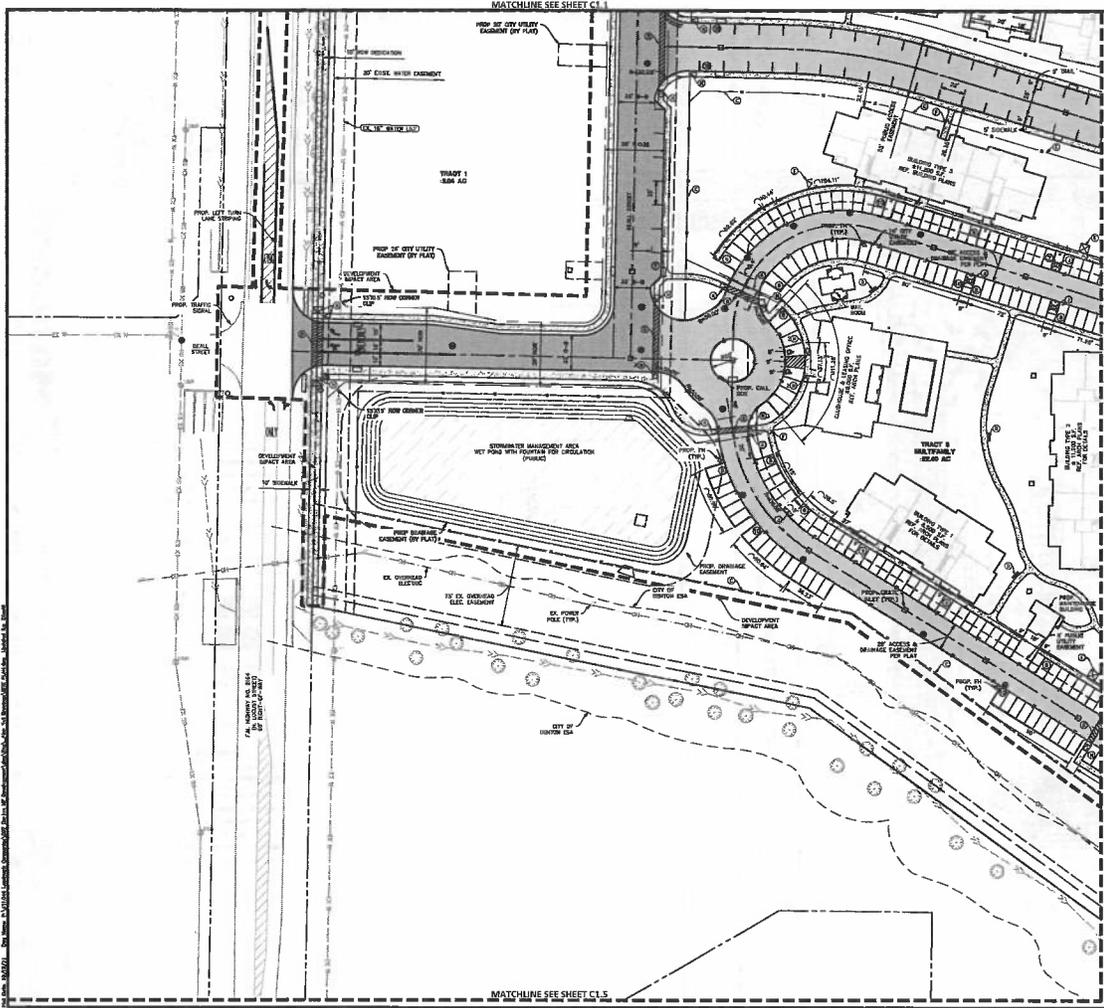
**HARDSCAPE LEGEND**

①	DRINKING/WATER GLE
②	POSS. SIDEWALKS/DRIVEWAYS WITH MORE THAN PAINT, PER BID
③	IF INDICATED WITH FENCE
④	IF INDICATED WITH FENCE
⑤	IF INDICATED WITH FENCE
⑥	IF INDICATED WITH FENCE
⑦	IF INDICATED WITH FENCE
⑧	IF INDICATED WITH FENCE
⑨	IF INDICATED WITH FENCE
⑩	IF INDICATED WITH FENCE
⑪	IF INDICATED WITH FENCE
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㊾	IF INDICATED WITH FENCE
㊿	IF INDICATED WITH FENCE

**Manhard CONSULTING**

**LANDMARK RESIDENTIAL**  
 A1288 A. T. TOBY, TR 19, 54.89 ACRES, CITY OF DENTON, TEXAS  
 PAVING AND DIMENSIONAL CONTROL PLAN

DATE: 08/17/2006  
 SHEET: C1.2  
 PROJECT: S21-0006



- LEGEND**
- DOUBLE CLEARCUT
  - SANITARY MANHOLE
  - JUNCTION BOX
  - DRAIN INLET
  - DRAINIC INLET
  - POLE
  - FIRE HYDRANT
  - BARRIER FIRE RAMP
  - FIRE LANE
  - DEVELOPMENT IMPACT AREA
  - PROPERTY LINE
  - PROPOSED FENCE
  - DRAINAGE SWALE

- PAVING LEGEND**
- SIDEWALKS
  - GRAVEL TRAIL
  - PUBLIC ROAD
  - FIELDLANE
  - ROAD NORMAL SURFACE ELEVATION

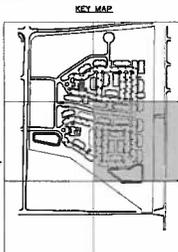
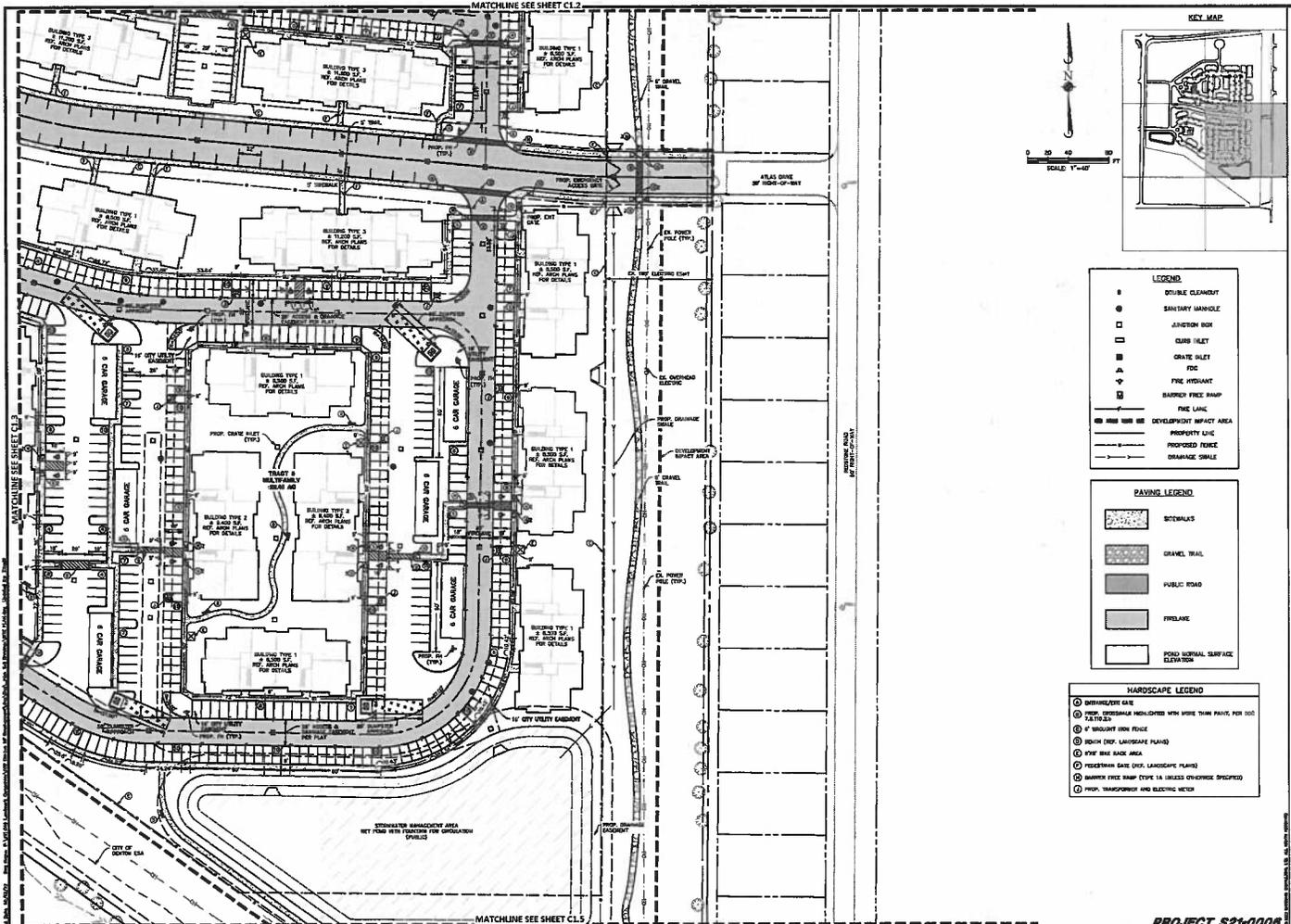
- HARDSCAPE LEGEND**
- ① 6" BROWLINE GRASS
  - ② 6" PROP. GEOTEXTILE REINFORCED WITH SOIL THIN PAINT, PER DOC. TABLE 9
  - ③ 6" BROWLINE SOIL FENCE
  - ④ BUSH (DOC. LANDSCAPE PLANS)
  - ⑤ 6" BUSH (DOC. LANDSCAPE PLANS)
  - ⑥ 6" BUSH (DOC. LANDSCAPE PLANS)
  - ⑦ 6" BUSH (DOC. LANDSCAPE PLANS)
  - ⑧ BARRIER FIRE RAMP (TYPE 18 UNLESS OTHERWISE SPECIFIED)
  - ⑨ PROP. TRANSFORMER AND CLEARING SETBACK

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 A1288 A T. DREY, TR 13, 53.93 ACRES, CITY OF DENTON, TEXAS  
 PAVING AND DIMENSIONAL CONTROL PLAN

**C1.3**

PROJECT 821-0006



**LEGEND**

- DOUBLE CLEARDUT
- SANITARY MANHOLE
- JUNCTION BOX
- CURB INLET
- GRATE INLET
- FOC
- ▲ FINE HYDRANT
- ▲ BARRED FIRE RAMP
- FIRE LAMP
- ▨ DEVELOPMENT IMPACT AREA
- PROPERTY LINE
- PROPOSED FENCE
- DRAINAGE SWALE

**PAVING LEGEND**

- ▨ BITUMALS
- ▨ GRANUL. WAL.
- ▨ PUBLIC ROAD
- ▨ PAVEMENT
- ▨ POND NORMAL SURFACE ELEVATION

**LANDSCAPE LEGEND**

- INTERLOCKING GRS
- ASP. CONCRETE HIGHLIGHTED WITH MORE THAN PAINT, PER DOC LETTERS
- 4" BRICK/STON IRON FENCE
- 2" W/ 1" W/ 1" LANDSCAPE PLANT

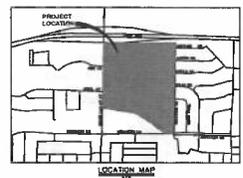
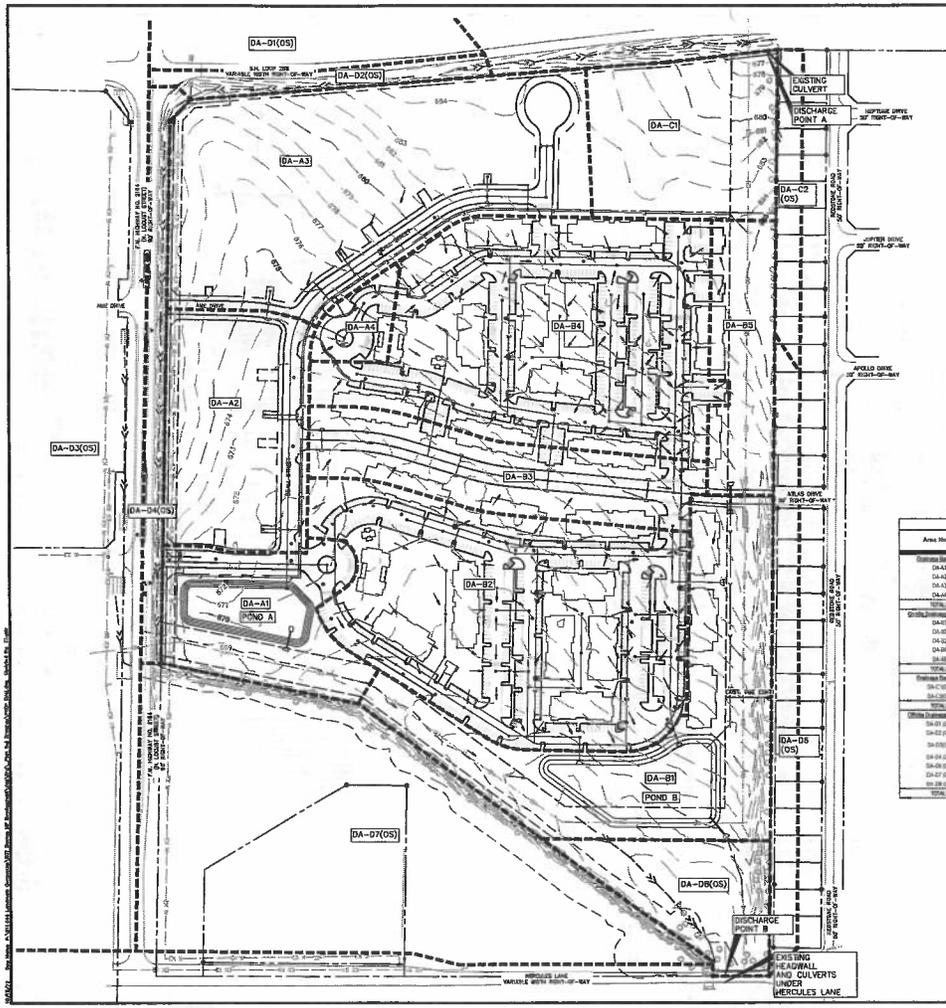
**Manhard CONSULTING**

**LANDMARK RESIDENTIAL**  
 A1288 A T. TOBY, TR 13, 53.93 ACRES, CITY OF DENTON, TEXAS  
 PAVING AND DIMENSIONAL CONTROL PLAN

DATE: 08/14/2018  
 DRAWN BY: JLD  
 CHECKED BY: JLD  
 PROJECT NO: S21-0008  
 SHEET NO: C1.4







- LEGEND**
- 100 --- EX. CONTOUR
  - --- DRAINAGE DIVIC
  - --- APPLIC. 300 YR FLOODPLAIN

**NOTES**

1. REVISION PANEL NUMBER 448000000 EFFECTIVE ON 04/18/2011

**DRAINAGE DESIGN INTENT:**

POND "B" AS SHOWN IS INTENDED TO SERVE THE STORM WATER DETENTION AND WATER QUALITY REQUIREMENTS FOR BOTH THE MULTIFAMILY AND RETAIL TRACTS. DETAILED DETENTION AND WATER QUALITY CALCULATIONS WILL BE PROVIDED DURING ENGINEERING REVIEW.

NOTE: POND "A" & "B" WILL BE WET PONDS AND SERVE AS AN AMENITY FOR THE DEVELOPMENT.

PROPOSED DRAINAGE CONDITIONS											
Area Name	Area	C	T <sub>a</sub>	T <sub>b</sub>	K <sub>u</sub>	C <sub>u</sub>	C <sub>u</sub>	T <sub>u</sub>	K <sub>u</sub>	C <sub>u</sub>	Notes
	(acres)	(%)	(min)	(min)		(%)	(%)	(min)		(%)	
<b>Drainage Basin "A"</b>											
DA-A1	0.28	0.20	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	0.20
DA-A2	4.77	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
DA-A3	0.10	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
DA-A4	0.08	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
<b>TOTAL A</b>	<b>5.23</b>										0.40
<b>Drainage Basin "B"</b>											
DA-B1	0.30	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
DA-B2	0.20	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
DA-B3	2.44	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
DA-B4	0.30	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
DA-B5	0.20	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
<b>TOTAL B</b>	<b>3.44</b>										0.40
<b>Drainage Basin "C"</b>											
DA-C1	0.30	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
DA-C2	0.08	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
<b>TOTAL C</b>	<b>0.38</b>										0.40
<b>Drainage Basin "D"</b>											
DA-D1(05)	0.70	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
DA-D2(05)	0.20	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
DA-D3(05)	1.00	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
DA-D4(05)	0.30	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
DA-D5(05)	0.20	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
DA-D6(05)	0.20	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
DA-D7(05)	0.20	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
DA-D8(05)	0.20	0.30	20	1.00	1.00	0.33	0.78	0.20	1.25	0.20	
<b>TOTAL D</b>	<b>2.80</b>										0.40

**Manhard CONSULTING**

2401 East University Avenue, Suite 100, Denton, Texas 76205  
 Phone: 940.383.1111 Fax: 940.383.1112  
 Email: info@manhardconsulting.com Website: www.manhardconsulting.com

**LANDMARK RESIDENTIAL**

A1268 A. TOBY, TR 15, 54.93 ACRES, CITY OF DENTON, TEXAS

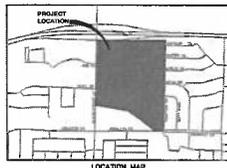
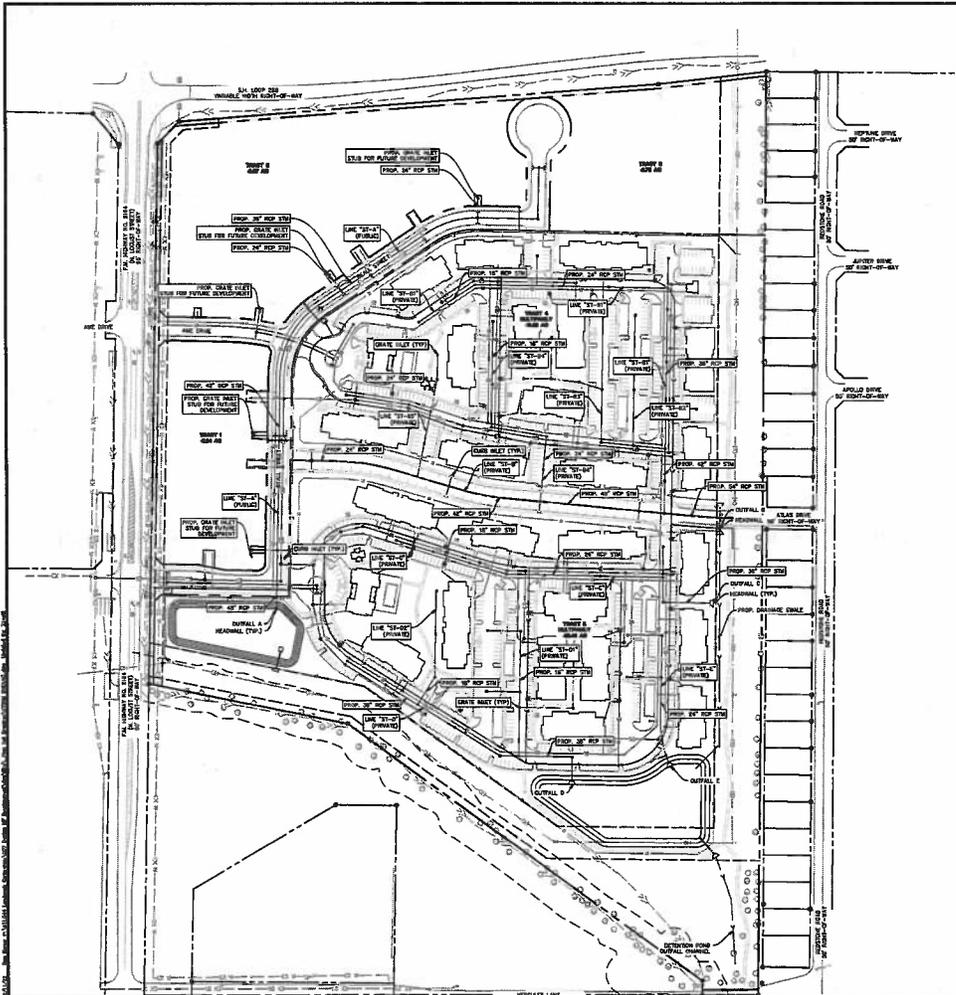
PROPOSED DRAINAGE AREA MAP

FOR REVIEW PURPOSES ONLY  
 THIS DOCUMENT IS NOT  
 TO BE USED FOR CONSTRUCTION  
 WITHOUT THE SIGNATURE OF THE  
 DESIGN PROFESSIONAL

DATE: 04/18/2011  
 SHEET NO. 05 OF 05  
 SCALE: AS SHOWN

PROJECT S21-0006

**C3.0**



**UTILITY LEGEND**

⊕	DOUBLE CULVERT
⊞	SANITARY MANHOLE
⊠	MURKIN BOX
⊞	CURB INLET
⊞	GRADE INLET
⊞	FIRE HYDRANTS
⊞	WATER FITTINGS
⊞	GATE VALVES
⊞	POC

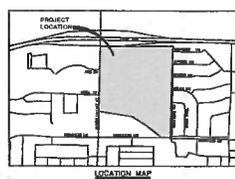
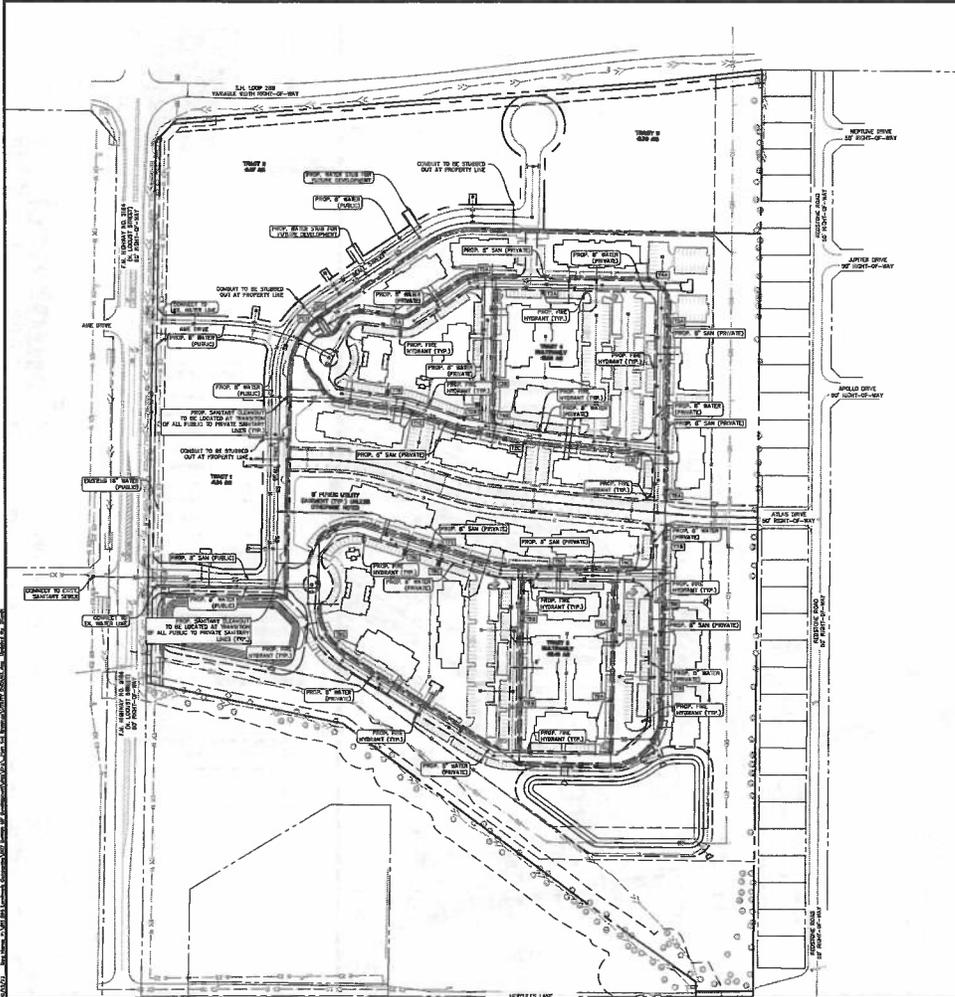
- NOTES**
1. REFER TO SHEET C-4 FOR ALL NOTES REGARDING UTILITIES, PAVING DETAILS, AND A COMPLETE LISTING.
  2. REFER TO SANITARY MAIN FOR MANHOLE AND SANITARY MAIN LOCATIONS. DETAILS INCLUDING FINISH AND ALL.
  3. REFER TO STRUCTURAL PLANS FOR ALL EXISTING DETACHED GARAGE, AND DUMPSTER & TRUCKS FOUNDATION BY THE WAY SIDEWALK.
  4. THE CONSULTOR HAS A DUTY TO INSURE THE SUFFICIENCY APPROACH AS PER REMOVING THE CURBLINE CURB OR RAIL AT THE OF JOINTS FOR EACH DAY IT IS NOT REMOVED.
  5. ALL CURBLINE AND CURBLINE REMOVAL WITHIN 2' OF A LIGHT SHALL BE REMOVED AND RECONSTRUCTED TO THE CURB.

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 11000 North Central Expressway, Suite 100, Dallas, Texas 75243  
 972.443.8800  
 www.manhardconsulting.com

**LANDMARK RESIDENTIAL**  
 A1288 A.T. TOBY, TR. 15, 63.93 ACRES, CITY OF DENTON, TEXAS  
 OVERALL STORM PLAN

DATE: 08/11/2010  
 DRAWN BY: J. W. WILSON  
 CHECKED BY: J. W. WILSON  
 SCALE: AS SHOWN  
 SHEET NO. C4.0

PROJECT S21-0008



**UTILITY LEGEND**

○	SHOULDER CLEARANCE
●	SHOULDER MARKING
□	FUNCTION BOX
○	CURB TRILET
○	GRATE TRILET
○	FIRE HYDRANT
○	WATER FIXTURES
○	GATE VALVES
○	POC
○	POLE UTILITY CLEAR SPACE FOR ONE ACCESS OR UNLESS OTHERWISE NOTED

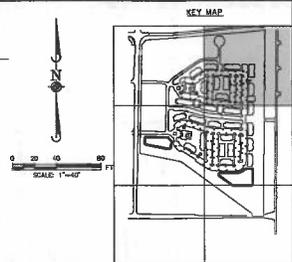
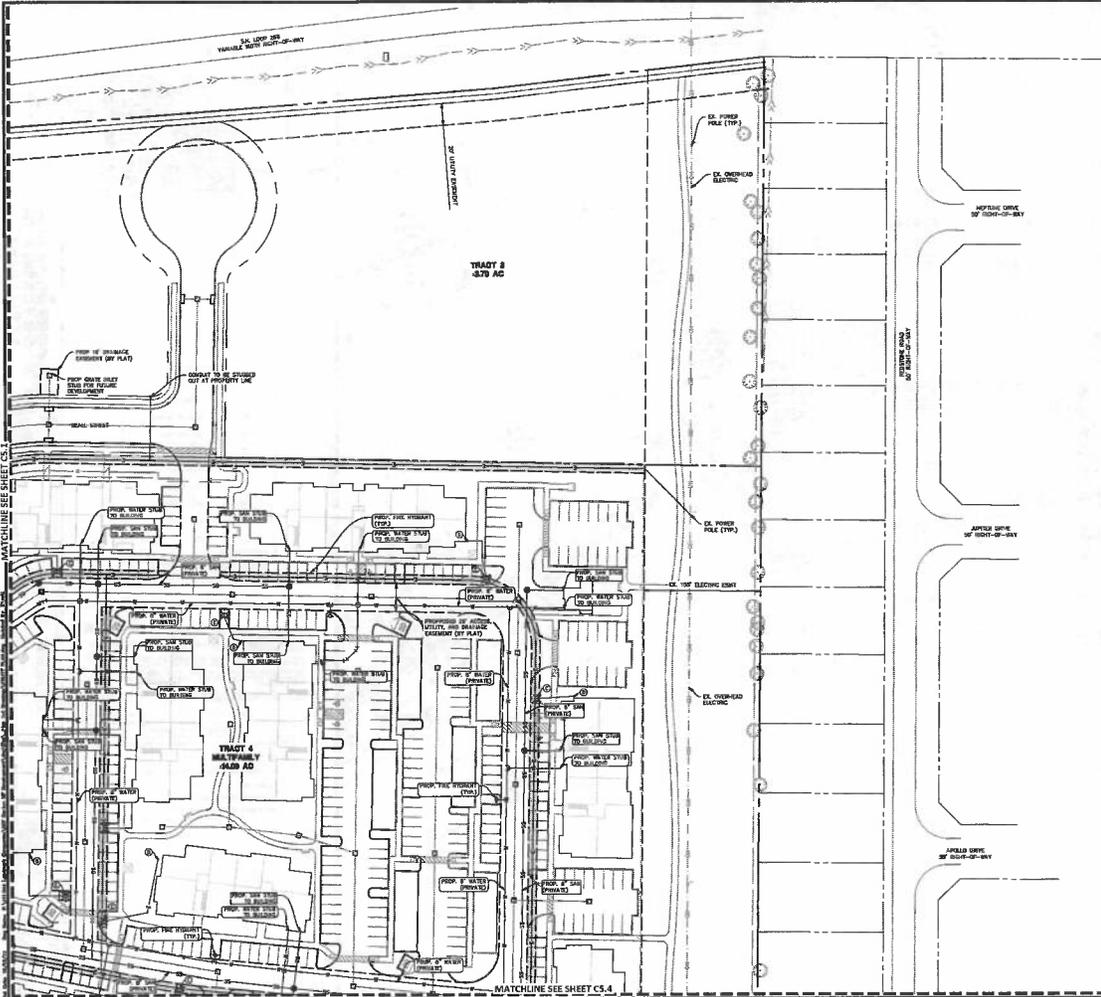
- NOTES**
1. REFER TO INSET'S GENERAL NOTES FOR GENERAL NOTES, PERMITS, NOTES, AND A SUMMARY SHEET.
  2. REFER TO LAYOUTS & PLANS FOR VARIOUS PIPE INSTALLATIONS AND REGULATIONS. SEE THE CONSTRUCTION PERMITS.
  3. REFER TO STRUCTURAL PLANS FOR ALL BUILDING, UTILITIES, APPROACH, AND CLOSURE FOR THE CONSTRUCTION OF THE EXISTING AND PROPOSED.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL THE SHIELD-WALL APPROACH AFTER FINISHING THE CONCRETE CURB OR GULLY. THE SHIELD-WALL SHALL BE CALLED OUT IN THE NOTES AND LAYOUTS.
  5. ALL LAYOUTS SHALL COMPLY WITH THE CITY OF DENTON'S STANDARDS AND SPECIFICATIONS TO THE UTILITY CODE.

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**LANDMARK RESIDENTIAL**  
 AT 2888 A. T. OBY, TR 13, 83.83 ACRES, CITY OF DENTON, TEXAS  
 OVERALL UTILITY PLAN

DATE: 10/15/2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: S21-0008  
 SHEET NO: C5.0





**UTILITY LEGEND**

⊠	DOUBLE CLEANOUT
⊡	SEWER MANHOLE
⊞	JUNCTION BOX
⊞	CURB INLET
⊞	GRAVE INLET
+	FIRE HYDRANTS
⊞	WATER FITTINGS
⊞	DATE VALVES
⊞	ETC
⊞	PUBLIC UTILITY CASHEMOUNT FOR ONE ACCESS

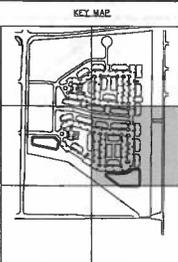
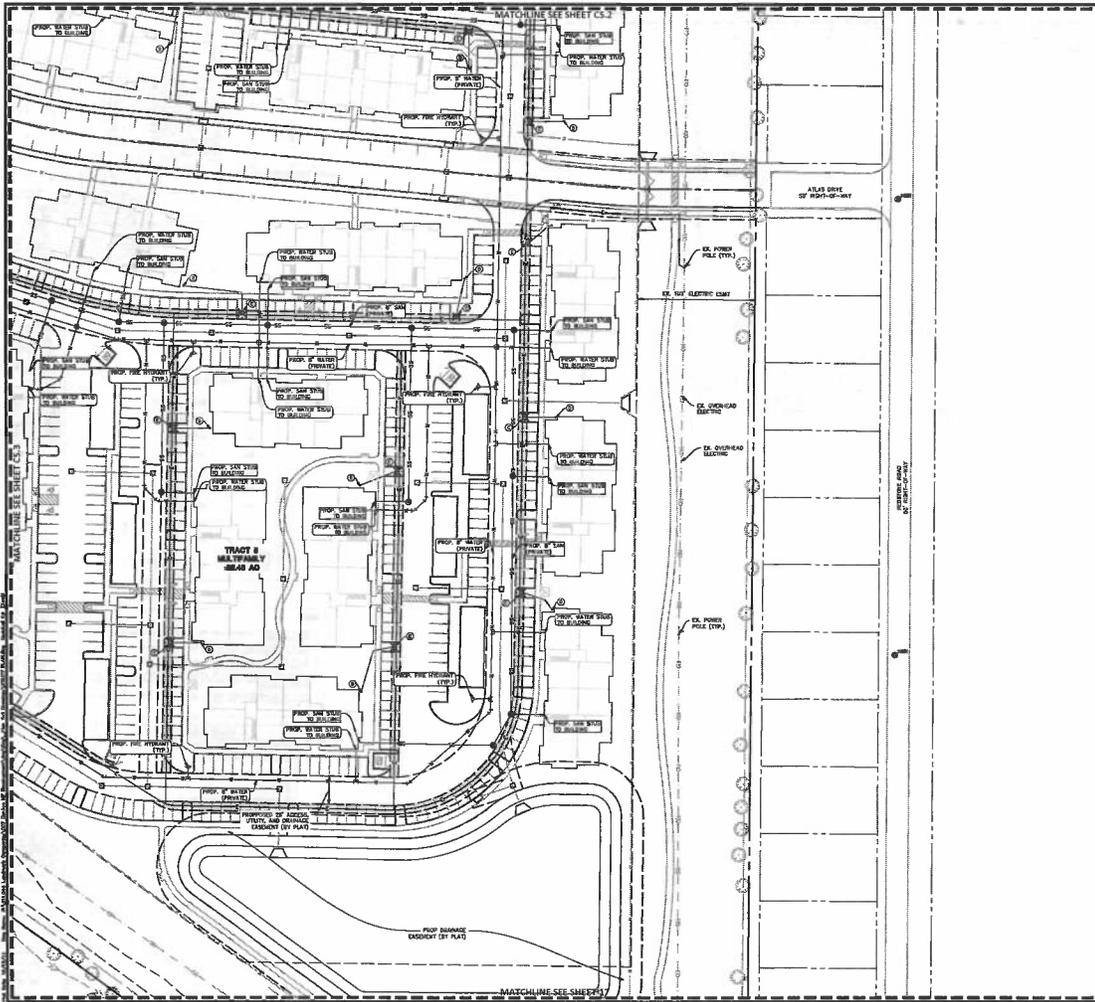
- NOTES**
1. REFER TO SHEET 1 GENERAL NOTES FOR GENERAL NOTES, PARTIAL NOTES, AND A COMPLETE LISTING.
  2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE IMPROVEMENTS AND REGULATION CURBS, SIDEWALKS, AND DRIVEWAYS.
  3. REFER TO STRUCTURAL PLANS FOR ALL BUILDING DETACHED GARAGE, AND COMPLETE ELEVATION INFORMATION, WINDOWS, AND DOORS.
  4. THE CONTRACTOR HAS 14 DAYS TO INSTALL THE UTILITY APPROVAL AFTER THE UTILITY LOCATIONS HAVE BEEN SET IN PLACE IN FIELD OF SURVEY FOR EACH LOT. THE UTILITY APPROVAL SHALL BE SUBMITTED TO THE CITY.
  5. ALL SERVICE AND CONDUIT SHALL BE INSTALLED IN A JOINT SHALL BE RELOCATED AND RECONSTRUCTED TO THE Joints.

**ELECTRIC UTILITY LEGEND**

⊞	PROPOSED ONE SERVICE IN 30' PUBLIC UTILITY CASHEMOUNT
⊞	ONE PRIMARY CONDUCTOR CASHEMOUNT
⊞	ONE TRANSFORMER (DEVELOPER TO INSTALL IN PAD)
⊞	ELECTRIC METER
⊞	UNDERGROUND PRIMARY ELECTRIC LINE
⊞	UNDERGROUND ELECTRIC SERVICE LINE

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 LANDMARK RESIDENTIAL  
 UTILITY PLAN  
 PROJECT 621-0006  
 SHEET C5.2





**UTILITY LEGEND**

⊠	DOUBLE CLEANOUT
⊙	SANITARY MANHOLE
⊠	JUNCTION BOX
⊠	CURB INLET
⊠	GRATE INLET
⊠	FIRE HYDRANT
⊠	WATER FITTINGS
⊠	GATE VALVES
⊠	FSC
⊠	PUBLIC UTILITY EASEMENT FOR ONE ACCESS

- NOTES**
1. REFER TO SHEET 1 GENERAL NOTES FOR GENERAL NOTES, PAYING NOTES, AND A COMPLETE LEGEND.
  2. REFER TO LANDSCAPE PLANS FOR HANGGARE IMPROVEMENTS AND ORNAMENTAL PLANTING SPECIFIC PLANT SPECIES.
  3. REFER TO STRUCTURAL PLANS FOR ALL BUILDING DETACHED GARAGE, AND TRAMPING OVERLAP PENNSYLVANIA. VERIFY AND CORRECT.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL THE DRAINAGE APPROVAL AFTER THE DRAINAGE IS IN PLACE AND TO VERIFY THE DRAINAGE IS IN PLACE FOR EACH DAY IT IS USED.
  5. ALL SANITARY AND CONCRETE REMOVAL WITHIN 2' OF A JOINT SHALL BE REPAIRED AND RECONSTRUCTED TO THE JOINT.

**ELECTRIC UTILITY LEGEND**

⊙	PROPOSED ONE OVERHEAD 120V PUBLIC UTILITY EASEMENT
⊙	120V PRIMARY CONNECTION CABLE
⊙	120V TRANSFORMER (DEVELOPER TO INSTALL)
⊙	ELECTRIC METER
⊙	UNDERGROUND PRIMARY ELECTRIC LINE
⊙	UNDERGROUND ELECTRIC SERVICE LINE

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LANDMARK RESIDENTIAL  
 A1288 A. T. TOLBY, TR 13, 58.93 ACRES, CITY OF DENTON, TEXAS  
 UTILITY PLAN

FOR MORE INFORMATION  
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 CONSULTING, INC.  
 DATE: 10/13/2008

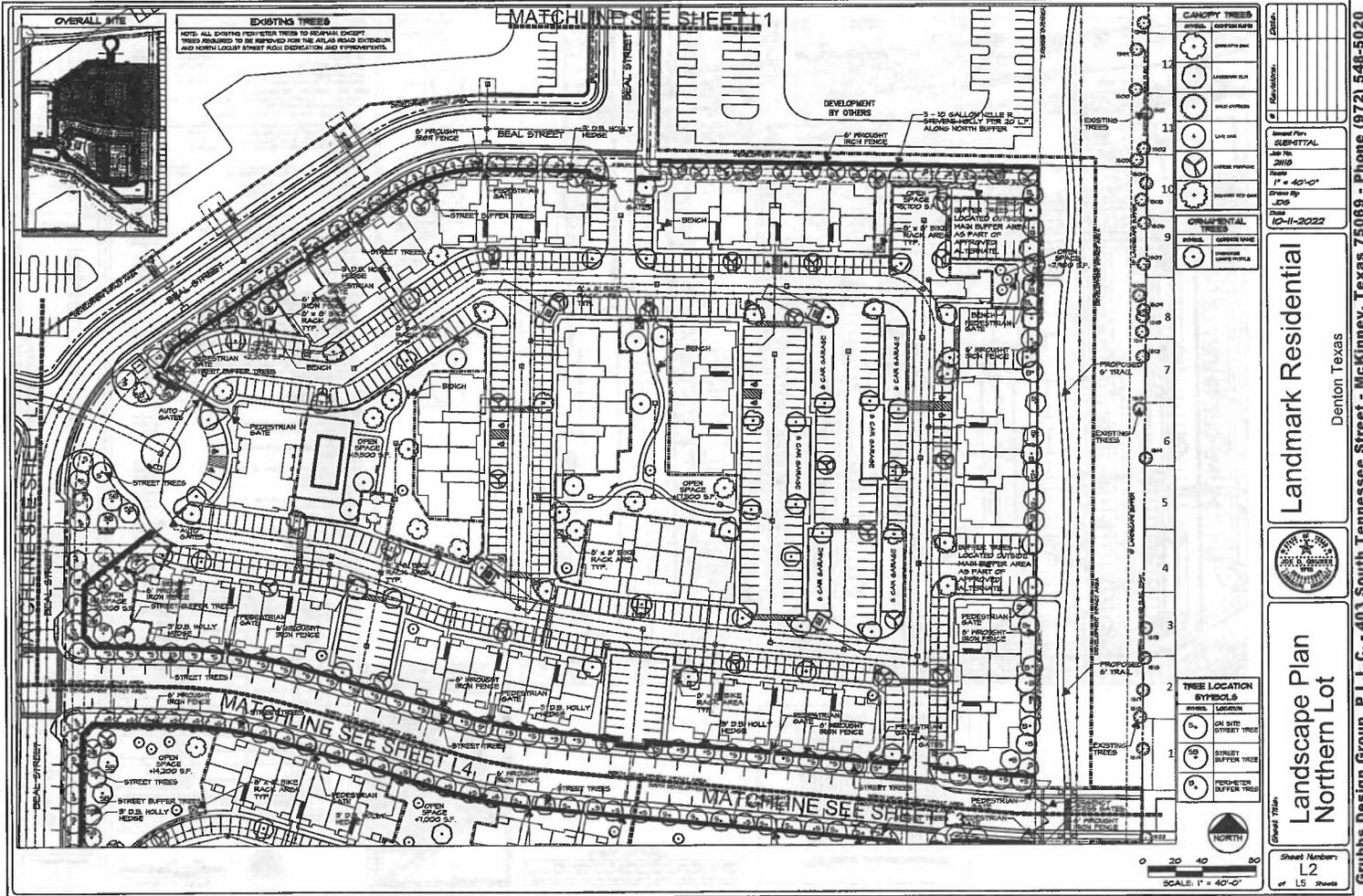
PROJECT S21-0006

**C5.4**



**Exhibit C  
Landscape Plan**





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**Landmark Residential**  
Denton Texas

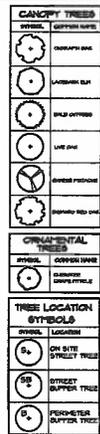
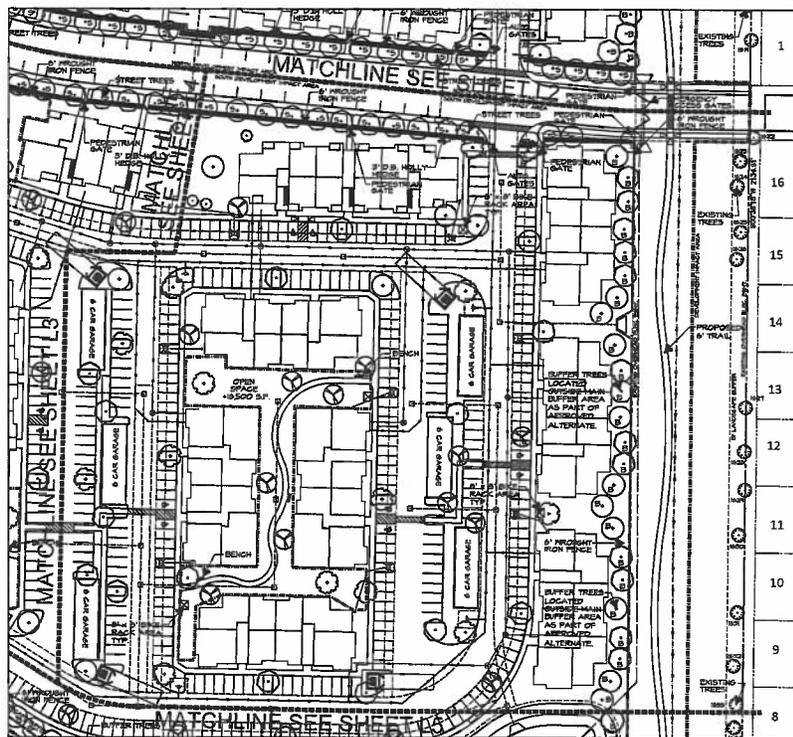


**Landscape Plan**  
**Northern Lot**

Sheet Number  
**L2**  
of L5 sheets

**Revision:**

No.	Description
1	SEVENTH
2	DATE: 10-11-2022
3	Drawn By: JGG
4	Checked By: JGG
5	Job No: 2018
6	Scale: 1" = 40'-0"
7	Project: LANDMARK RESIDENTIAL
8	Client: GROSSMAN
9	Site: 403 SOUTH TENNESSEE STREET, DENTON, TX



**DENTON LANDSCAPE TABULATIONS - SOUTH LOT**

**DEVELOPMENT IMPACT AREA (DIA)**  
 SIZE OF DIA SHALL BE REPRESENTED LANDSCAPING  
 TOTAL OVERALL DEVELOPMENT IMPACT AREA (UNCOVERED SP. 30.05 ACRES)  
 ON SITE DIA: PLANTED SP. 0.62 ACRES  
 SOUTHERN TRACT DIA: 0.00 ACRES  
 SOUTHERN TRACT LAND AREA PROVIDED: 0.00 ACRES  
 SOUTHERN TRACT LAND AREA REQUIRED: 0.00 ACRES  
 SOUTHERN TRACT LAND AREA PROVIDED: 0.00 ACRES

**LANDSCAPE SITE ELEMENTS**  
 LANDSCAPE SITE ELEMENTS PROVIDED: 160 SP. 1.00 ACRES  
 LANDSCAPE SITE ELEMENTS REQUIRED: 160 SP. 1.00 ACRES

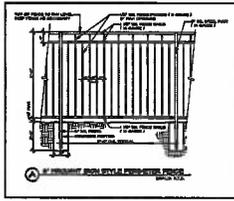
**OPEN SPACE**  
 OPEN SPACE PROVIDED: 100 SP. 0.50 ACRES  
 OPEN SPACE REQUIRED: 100 SP. 0.50 ACRES

**LANDSCAPE SITE ELEMENTS**  
 LANDSCAPE SITE ELEMENTS PROVIDED: 160 SP. 1.00 ACRES  
 LANDSCAPE SITE ELEMENTS REQUIRED: 160 SP. 1.00 ACRES

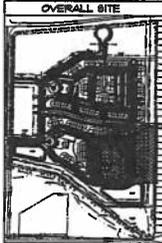
**ORNA MENTAL TREES**  
 ORNA MENTAL TREES PROVIDED: 100 SP. 0.50 ACRES  
 ORNA MENTAL TREES REQUIRED: 100 SP. 0.50 ACRES

**TREE LOCATION**  
 TREE LOCATION PROVIDED: 100 SP. 0.50 ACRES  
 TREE LOCATION REQUIRED: 100 SP. 0.50 ACRES

**STREET BUFFER TREES**  
 STREET BUFFER TREES PROVIDED: 100 SP. 0.50 ACRES  
 STREET BUFFER TREES REQUIRED: 100 SP. 0.50 ACRES



**EXISTING TREES**  
 NOTE: ALL EXISTING PROPOSED TREES TO REMAIN SHOWN  
 TREES REQUIRED TO BE REMOVED FOR THE SCALES SHALL BE SHOWN ON  
 AND NORTH LOCUS STREET ROW DELETION AND IMPROVEMENTS.



**LARGE CANOPY TREES - SOUTH LOT**

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SEE 4 CONDITION
21	(Symbol)	Red Oak	Quercus rubra	1. Minimum 12" DBH 2. Minimum 10' height 3. Minimum 10' spread 4. Minimum 10' canopy
71	(Symbol)	Landscape Elm	Ulmus parviflorus	1. Minimum 12" DBH 2. Minimum 10' height 3. Minimum 10' spread 4. Minimum 10' canopy
4	(Symbol)	Red Oak	Quercus rubra	1. Minimum 12" DBH 2. Minimum 10' height 3. Minimum 10' spread 4. Minimum 10' canopy
26	(Symbol)	Landscape Elm	Ulmus parviflorus	1. Minimum 12" DBH 2. Minimum 10' height 3. Minimum 10' spread 4. Minimum 10' canopy
30	(Symbol)	Red Oak	Quercus rubra	1. Minimum 12" DBH 2. Minimum 10' height 3. Minimum 10' spread 4. Minimum 10' canopy
21	(Symbol)	Landscape Elm	Ulmus parviflorus	1. Minimum 12" DBH 2. Minimum 10' height 3. Minimum 10' spread 4. Minimum 10' canopy

**ORNA MENTAL TREES - SOUTH LOT**

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SEE 4 CONDITION
100	(Symbol)	Red Oak	Quercus rubra	1. Minimum 12" DBH 2. Minimum 10' height 3. Minimum 10' spread 4. Minimum 10' canopy
100	(Symbol)	Landscape Elm	Ulmus parviflorus	1. Minimum 12" DBH 2. Minimum 10' height 3. Minimum 10' spread 4. Minimum 10' canopy

Project Name: **Landmark Residential**

Location: **Denton, Texas**

Scale: **1" = 40'-0"**

Sheet Number: **L3**

of **L5** sheets

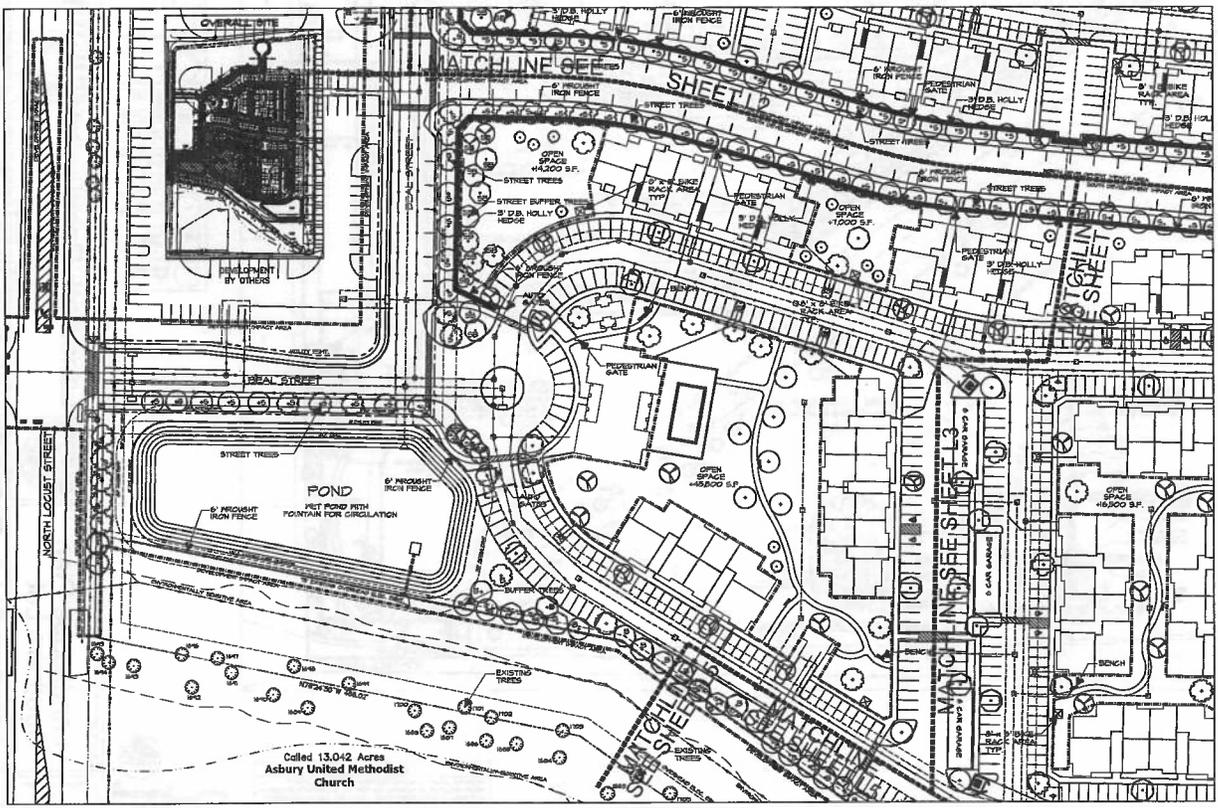
Drawn By: **JDS**

Check By: **JDS**

Date: **10-11-2022**

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**EXISTING TREES**  
 NOTE: ALL EXISTING PERMITS TREES TO REMAIN EXCEPT TREES REQUIRED TO BE REMOVED FOR THE AT-LAND ROAD EXTENSION AND NORTH LOCUST STREET ROAD RECONSTRUCTION AND IMPROVEMENTS.



CANOPY TREE SYMBOLS	
(Symbol)	ORANGE BARK
(Symbol)	GREEN BARK
(Symbol)	RED BARK
(Symbol)	WHITE BARK
(Symbol)	BLACK BARK
(Symbol)	GRASSY WOOD
(Symbol)	ORANGE BARK
(Symbol)	GREEN BARK
(Symbol)	RED BARK
(Symbol)	WHITE BARK
(Symbol)	BLACK BARK
(Symbol)	GRASSY WOOD

TREE LOCATION SYMBOLS	
(Symbol)	ON SITE STREET TREE
(Symbol)	STREET BUFFER TREE
(Symbol)	PROPOSED BUFFER TREE

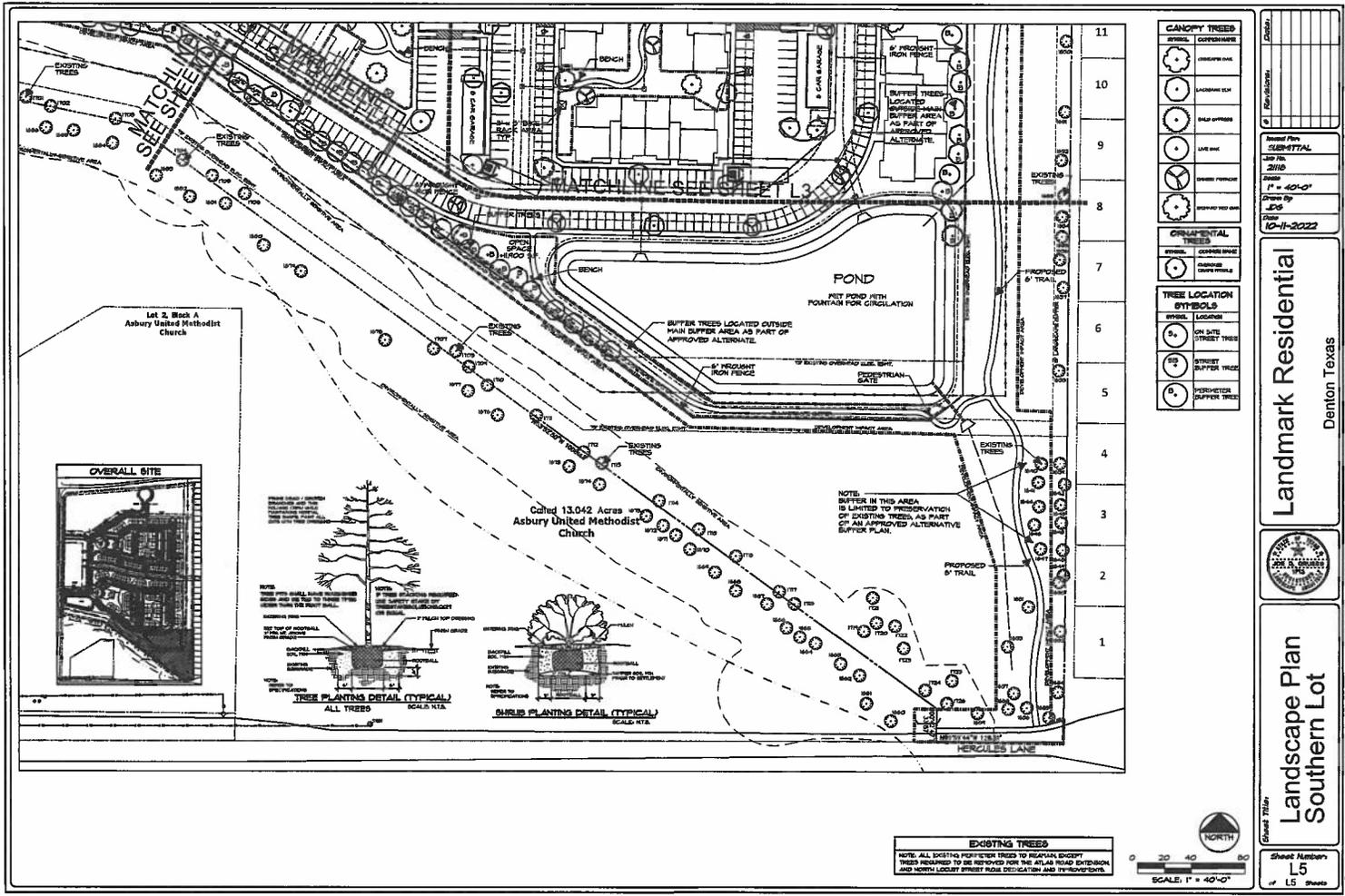
Client: **ESSENTIAL**  
 Date: **2/10/22**  
 Scale: **1" = 40'-0"**  
 Drawn By: **JCS**  
 Date: **10-11-2022**

**Landmark Residential**  
 Denton Texas

**Landscapes Plan**  
**Southern Lot**

Sheet Number: **L4**  
 of **L5** Sheets

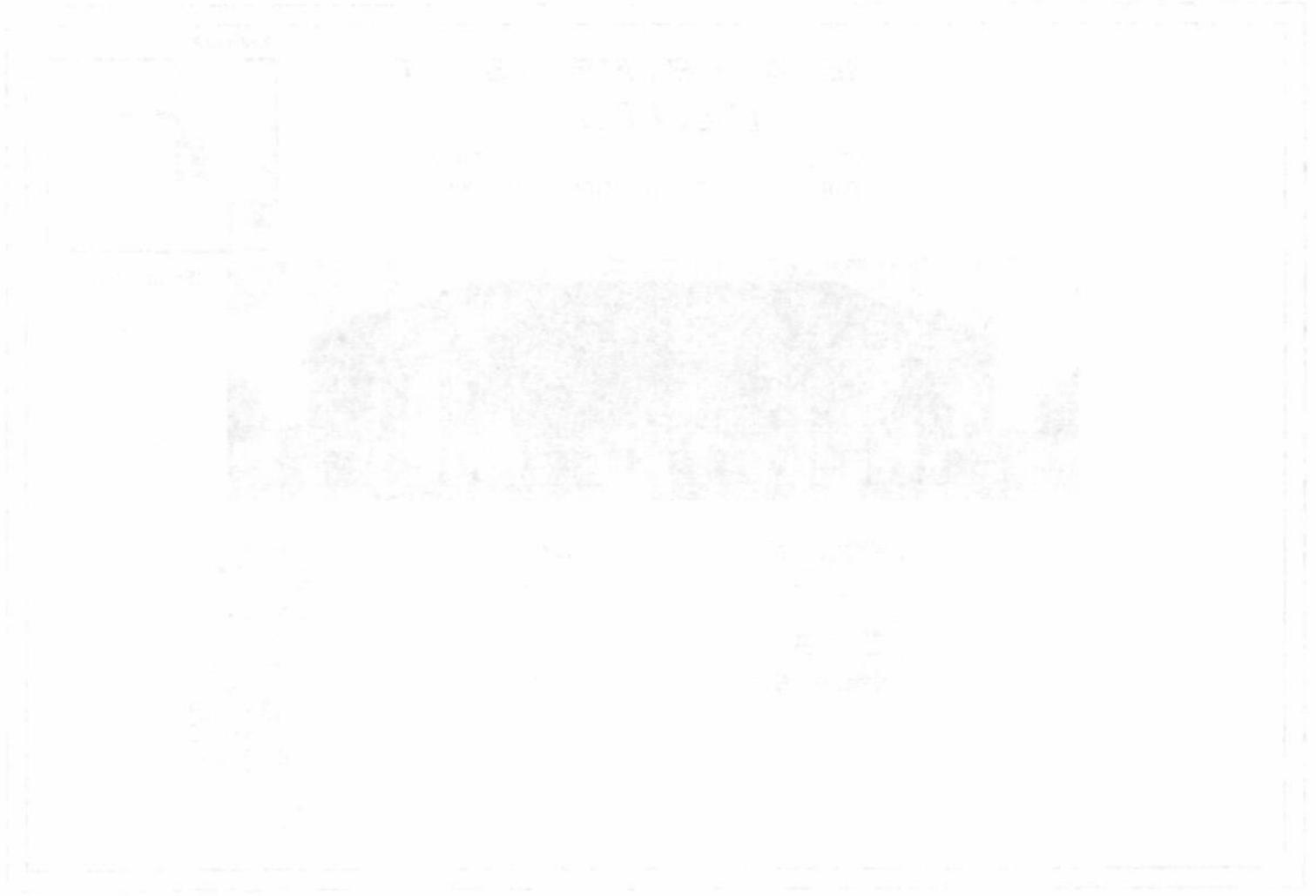
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<p><b>Project Title:</b> Landmark Residential Denton, Texas</p>	<p><b>Project No.:</b> 258477AL</p> <p><b>Scale:</b> 1" = 40'-0"</p> <p><b>Drawn By:</b> JPS</p> <p><b>Date:</b> 10-11-2022</p>
<p><b>Client:</b></p>	<p><b>Sheet Number:</b> L5 of L5 Sheets</p>

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**Exhibit D  
Elevations**



# THE APARTMENTS AT DENTON

600 UNIT APARTMENT COMMUNITIES  
LOOP 288 & CR 2164, DENTON TEXAS

## VICINITY MAP



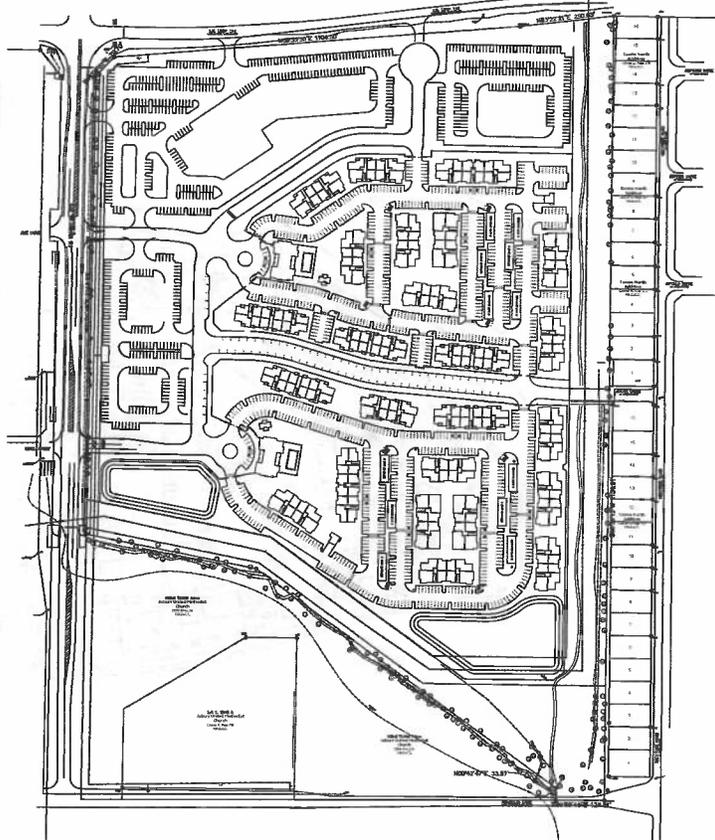
## ISSUE 07-11-22

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<b>LANDMARK COMPANIES</b> 21500 BIRLAHNE BOULEVARD 4TH FLOOR - SUITE 402 AVENTURA, FL 33180 PHONE: 954-655-0336	<b>OWNER</b> CONTACT: DAVID COLDEA
<b>IKEMIRE ARCHITECTS</b> 16660 DALLAS PARKWAY, SUITE 2900 DALLAS, TX 75248 PHONE: 972-248-2466	<b>ARCHITECTS</b> CONTACT: ROSS IKEMIRE
<b>MANHARD CONSULTING</b> 12225 GREENVILLE AVENUE, SUITE 1000, DALLAS, TX 75243 PHONE: 972-972-4255	<b>CIVIL ENGINEERS</b> CONTACT: AREL REYES
<b>GRUBBS DESIGN GROOUP</b> 403 S. TENNESSEE ST. MCKINNEY, TX 75069 PHONE: 972-548-5020	<b>LANDSCAPING ARCH.</b> CONTACT: JOE GRUBBS

CODE INFORMATION
<b>ZONING AND CONSTRUCTION TYPE</b>
ZONING CONSTRUCTION TYPE VA (NON-RATED) VB (CLUR)
<b>OCCUPANCY</b>
GROUP R2 - 2 STORY APARTMENT BUILDINGS
<b>SPRINKLER TYPE</b>
13 R - LOW RISE RESIDENTIAL
<b>APPLICABLE CODES - CITY OF DENTON TEXAS</b>
2012 INTERNATIONAL RESIDENTIAL CODE (WITH CITY OF CROWLEY AMENDMENTS)
2012 INTERNATIONAL BUILDING CODE (WITH CITY OF CROWLEY AMENDMENTS)
2012 INTERNATIONAL PLUMBING CODE (WITH CITY OF CROWLEY AMENDMENTS)
2012 INTERNATIONAL MECHANICAL CODE (WITH CITY OF CROWLEY AMENDMENTS)
2014 NATIONAL ELECTRIC CODE (WITH CITY OF CROWLEY AMENDMENTS)
2012 INTERNATIONAL FUEL GAS CODE (WITH CITY OF CROWLEY AMENDMENTS)
2012 INTERNATIONAL ENERGY CONSERVATION CODE (WITH CITY OF CROWLEY AMENDMENTS)
2015 NAECA
2012 TAS (TEXAS ACCESSIBILITY STANDARDS)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
ICC/A117.1-2009
FAIR HOUSING ACT 1998

NOTE: ARCHITECTURAL SITE PLAN FOR  
REF ONLY. REFER TO SITE PLAN PREPARED  
BY HANWARD CONSULTING



01- ARCHITECTURAL SITE PLAN OVER-ALL

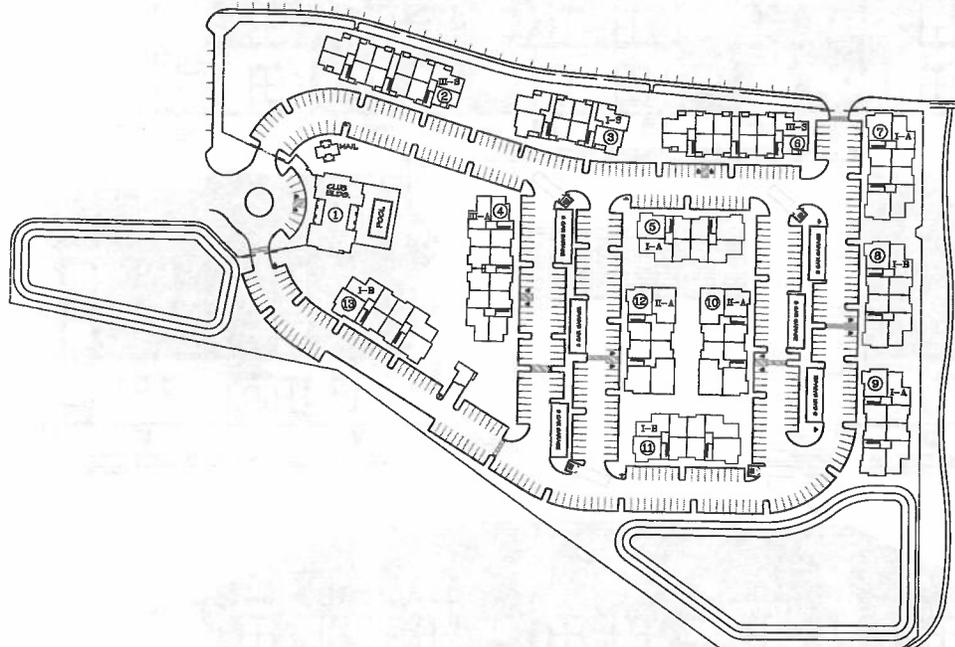
SCALE: NTS

DATE: 07-13-23  
REVISED: 07-13-23  
NAME: [REDACTED]  
REVISIONS: [REDACTED]  
600 UNIT MULTI-FAMILY APARTMENTS  
& ADJACENT COMMERCIAL  
LDCP 288-1 CR 564 DENON, TEXAS DEVELOPER - LANDMARK CO.

**IKEMIRE ARCHITECTS LLC**  
ARCHITECTURE \* PLANNING \* INTERIORS  
18888 DALLAS PARKWAY SUITE 1800 DALLAS, TEXAS 75248 972.242.2886  
www.ikemirearchitects.com 972.242.1277

A1  
JOB# 220060





NOTE: ARCHITECTURAL SITE PLAN FOR REF ONLY. REFER TO SITE PLAN PREPARED BY MANWARD CONSULTING

NOTE: ARCHITECTURAL SITE PLAN FOR REF ONLY. REFER TO SITE PLAN PREPARED BY MANWARD CONSULTING

SITE PROGRAM - DENTON SOUTH APTS									
UNIT TYPE	NO. UNITS	SQ. FT. PER UNIT	TOTAL SQ. FT.	NO. OF BDR.	NO. OF BATH.	NO. OF KIT.	NO. OF LAUN.	NO. OF STOR.	NO. OF GAR.
0 - BLDG. TYPE 1-A/B @ 24 UNITS EA	2	2,400	4,800	2	1	1	0	0	0
1 - BLDG. TYPE 1-B @ 24 UNITS EA	2	2,400	4,800	2	1	1	0	0	0
2 - BLDG. TYPE 2 @ 24 UNITS EA	2	2,400	4,800	2	1	1	0	0	0
3 - BLDG. TYPE 3 @ 24 UNITS EA	2	2,400	4,800	2	1	1	0	0	0
4 - BLDG. TYPE 4 @ 24 UNITS EA	2	2,400	4,800	2	1	1	0	0	0
5 - BLDG. TYPE 5 @ 24 UNITS EA	2	2,400	4,800	2	1	1	0	0	0
6 - BLDG. TYPE 6 @ 24 UNITS EA	2	2,400	4,800	2	1	1	0	0	0
7 - BLDG. TYPE 7 @ 24 UNITS EA	2	2,400	4,800	2	1	1	0	0	0
8 - BLDG. TYPE 8 @ 24 UNITS EA	2	2,400	4,800	2	1	1	0	0	0
9 - BLDG. TYPE 9 @ 24 UNITS EA	2	2,400	4,800	2	1	1	0	0	0
10 - BLDG. TYPE 10 @ 24 UNITS EA	2	2,400	4,800	2	1	1	0	0	0
<b>TOTAL UNITS</b>	<b>20</b>	<b>2,400</b>	<b>48,000</b>	<b>40</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>

Towne North Addition

- 0 - BLDG. TYPE 1-A/B @ 24 UNITS EA  
3 - STORY  
6,400 SQ. FT. FOOTPRINT  
22,300 SQ. FT. LIVING
- 1 - BLDG. TYPE 1-B @ 24 UNITS EA  
3 - STORY  
6,400 SQ. FT. FOOTPRINT  
22,300 SQ. FT. LIVING
- 2 - BLDG. TYPE 2 @ 24 UNITS EA  
3 - STORY  
4,300 SQ. FT. FOOTPRINT  
15,200 SQ. FT. LIVING
- 3 - BLDG. TYPE 3 @ 24 UNITS EA  
3 - STORY  
4,300 SQ. FT. FOOTPRINT  
15,200 SQ. FT. LIVING
- 4 - BLDG. TYPE 4 @ 24 UNITS EA  
3 - STORY  
4,300 SQ. FT. FOOTPRINT  
15,200 SQ. FT. LIVING
- 5 - BLDG. TYPE 5 @ 24 UNITS EA  
3 - STORY  
4,300 SQ. FT. FOOTPRINT  
15,200 SQ. FT. LIVING

01- ARCHITECTURAL SITE PLAN SOUTH PROPERTY  
SCALE: 1"=60'-0"

DATE: 07-20-20  
 DRAWN: [Name]  
 CHECKED: [Name]  
 REVISIONS:  
 TOP UNIT MULTI-FAMILY APARTMENTS  
 & ADJACENT COMMERCIAL  
 LOOP 286 & CR 2164 DENTON, TEXAS DEVELOPER - LANDMARK CO.

IKEMIRE ARCHITECTS LLC  
 ARCHITECTURE • PLANNING • INTERIORS  
 SUITE 2000 DALLAS, TEXAS 75244  
 www.ikemirearchitects.com

A3  
 JOB 220090



O1 - FRONT ELEVATION - BUILDING TYPE I-A

SCALE: 1/8" = 1'-0"



O3 - LEFT ELEVATION - BUILDING TYPE I-A

SCALE: 1/8" = 1'-0"

NOTE: SPRINKLER  
FOR REFER TO PLAN A2  
FOR LOCATION  
REF. A ROOM  
FOR A ROOM

**MATERIAL CALC.**

ITEM	QTY	UNIT	PRICE	TOTAL	UNIT	PRICE	TOTAL
FRONT	1,000	SF	4.50	4,500	SF	2.50	2,500
LEFT	1,000	SF	4.50	4,500	SF	2.50	2,500
RIGHT	1,000	SF	4.50	4,500	SF	2.50	2,500
TOTAL	3,000	SF	4.50	13,500	SF	2.50	7,500



O2 - RIGHT ELEVATION - BUILDING TYPE I-A

SCALE: 1/8" = 1'-0"

NOTE: SPRINKLER  
FOR REFER TO PLAN A2  
FOR LOCATION  
REF. A ROOM  
FOR A ROOM



O4 - REAR ELEVATION - BUILDING TYPE I-A

SCALE: 1/8" = 1'-0"

DATE: 07-20-20  
 ROAD LINE  
 NAME  
 REV: 0000  
 600 UNIT MULTI-FAMILY APARTMENTS  
 & ADJACENT COMMERCIAL  
 LOOP 285 & CR 284 DENVER, TEXAS  
 DEVELOPER - LANDMARK CO.

**IKEMIRE ARCHITECTS LLC**  
 ARCHITECTURE • PLANNING • INTERIORS  
 10000 W. LOOP 285, SUITE 2850 DALLAS, TEXAS 75243  
 WWW.IKEMIREARCHITECTS.COM  
 TEL: 972.241.1889  
 FAX: 972.241.1889

A4  
 JOB: 220060



01 - FRONT ELEVATION - BUILDING TYPE I-B

SCALE: 1/8" = 1'-0"



03 - RIGHT ELEVATION - BUILDING TYPE I-B

SCALE: 1/8" = 1'-0"



02 - RIGHT ELEVATION - BUILDING TYPE I-B

SCALE: 1/8" = 1'-0"



04 - REAR ELEVATION - BUILDING TYPE I-B

SCALE: 1/8" = 1'-0"

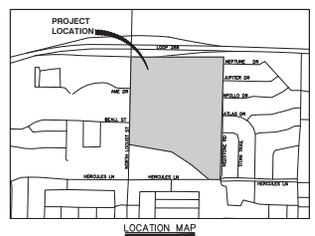
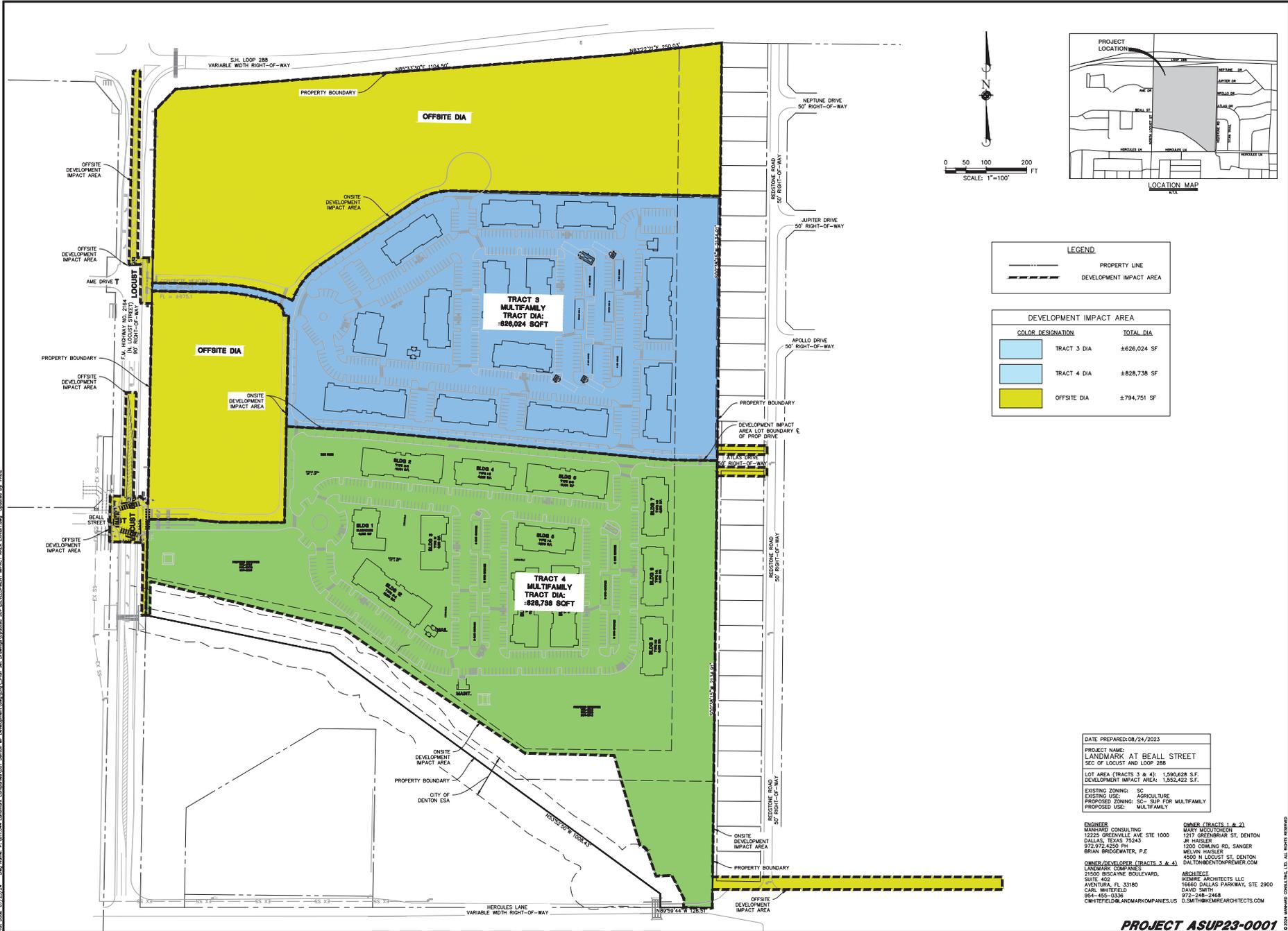
DATE: 07-23  
 Rev Line  
 MARK  
 REVISIONS  
 600 UNIT MULTI-FAMILY APARTMENTS  
 & ADJACENT COMMERCIAL  
 LOOP 286 I OR 2164 DENTON, TEXAS DEVELOPER - LANDMARK CO.

IKEMIRE ARCHITECTS LLC  
 ARCHITECTURE PLANNING INTERIORS  
 2000 DALLAS, TEXAS 75248  
 www.ikemirearchitects.com  
 TEL: 972.242.1327  
 FAX: 972.242.1327

A5  
 JOB# 2202060







**LEGEND**

— PROPERTY LINE  
 - - - - - DEVELOPMENT IMPACT AREA

**DEVELOPMENT IMPACT AREA**

COLOR DESIGNATION	TOTAL DIA
[Light Blue Box]	TRACT 3 DIA :826,024 SF
[Light Green Box]	TRACT 4 DIA :828,738 SF
[Yellow Box]	OFFSITE DIA :794,751 SF

DATE PREPARED: 08/24/2023  
 PROJECT NAME:  
 LANDMARK AT BEALL STREET  
 SEC. OF LOUST AND LOOP 288  
 LOT AREA (TRACTS 3 & 4): 1,590,628 S.F.  
 EXISTING ZONING: SC  
 EXISTING USE: AGRICULTURE  
 PROPOSED ZONING: SC - SUP FOR MULTIFAMILY  
 PROPOSED USE: MULTIFAMILY

ENGINEER:  
 MANHARD CONSULTING  
 12225 GREENVILLE AVE STE 1000  
 DALLAS, TEXAS 75243  
 972.972.4250 PH  
 BRIAN BRIDGEMAN, P.E.  
 OWNER/DEVELOPER (TRACTS 3 & 4):  
 LANDMARK COMPANIES  
 21500 BISCAYNE BOULEVARD,  
 SUITE 402  
 AUSTIN, FL 33180  
 CARL WHITEFIELD  
 954-455-0036  
 CWHITEFIELD@LANDMARKCOMPANIES.US

OWNER (TRACTS 1 & 2):  
 MARY MCCOTTELOW  
 1217 GREENBRIAR ST, DENTON  
 JE HASLER  
 1200 COWLING RD, SANGER  
 MELVIN HASLER  
 4500 N LOUST ST, DENTON  
 DALTON@DENTONPICKERS.COM  
 ARCHITECT:  
 REMIRE ARCHITECTS LLC  
 1660 DALLAS PARKWAY, STE 2900  
 DAVID SMITH  
 972-248-1468  
 D.SMITH@REMIREARCHITECTS.COM

**Manhard CONSULTING**  
 1625 Glenview, Dallas, TX 75243  
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers  
 Cost Engineers | Geotechnical Engineers | Environmental Engineers | Landmark Companies  
 Texas Board of Professional Engineers and Land Surveyors Registration No. F-21712

**LANDMARK RESIDENTIAL**  
 A1288 A T. TOBY, TR 13, 53.93 ACRES, CITY OF DENTON, TEXAS  
 DEVELOPMENT IMPACT AREAS

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 THIS DOCUMENT IS NOT  
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 OR PERMITTING PURPOSES

BRIAN J. BRIDGEMAN, P.E.  
 TEXAS P.E. No. 083314  
 ISSUED THIS DATE:  
 09/07/2023

PROJECT ASUP23-0001  
 811.044007

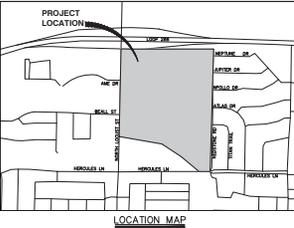
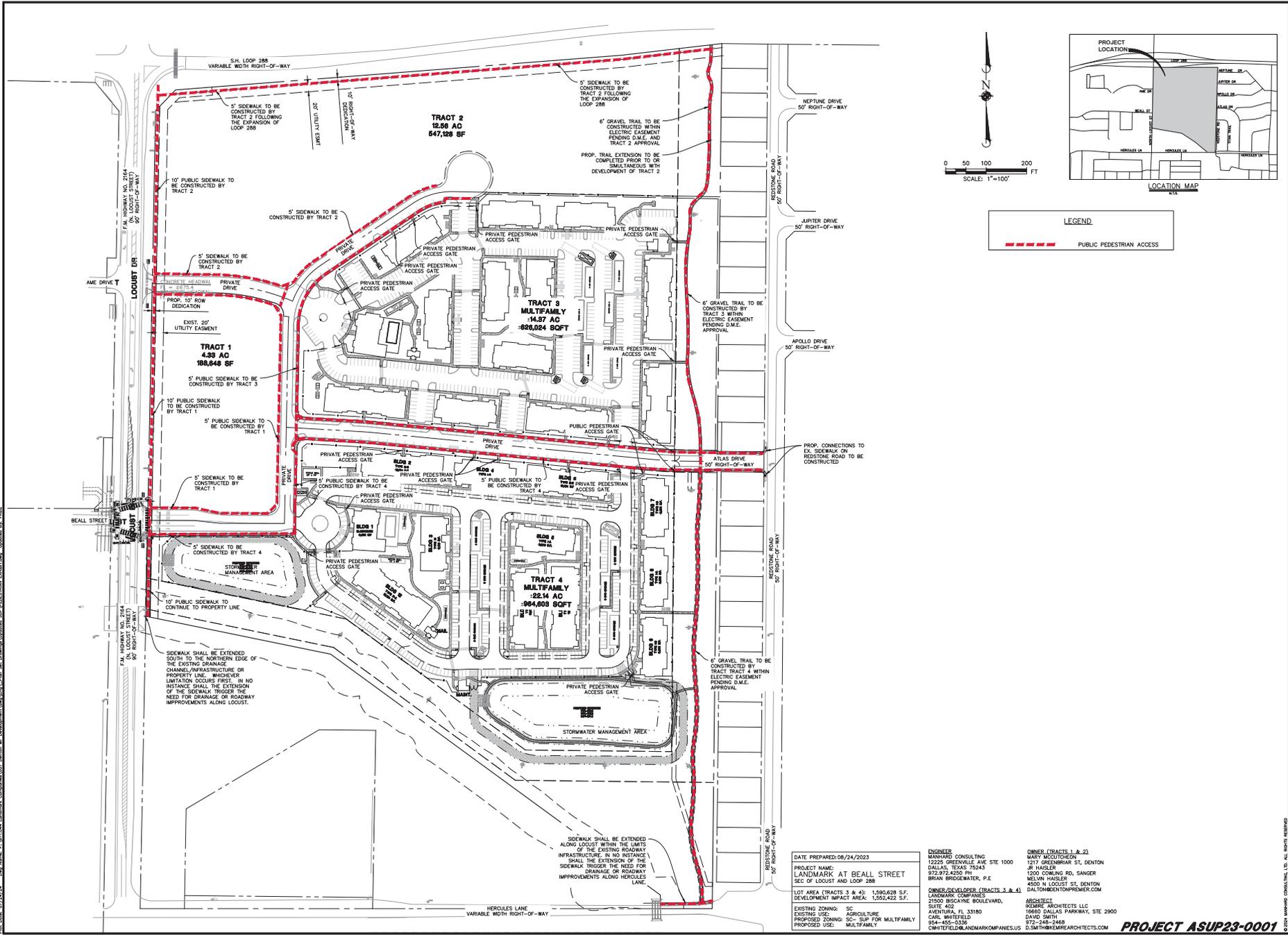
DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_

PREPARED BY: BB  
 CHECKED BY: CM  
 DRAWN BY: JCB  
 DATE: 07/23/2024

SHEET  
**C0.1**  
 811.044007

PENDING





DATE:	
REVISION:	
NO.	
DESCRIPTION	
DATE	
NO.	
DESCRIPTION	
DATE	
NO.	
DESCRIPTION	

**Manhard CONSULTING**  
 1600 DALLAS PARKWAY, STE 2900  
 AUSTIN, TEXAS 78758  
 (512) 426-1000  
 WWW.MANHARDCONSULTING.COM

**LANDMARK RESIDENTIAL**  
 A1288 A T. TOBY, TR 13, 53.93 ACRES, CITY OF DENTON, TEXAS  
**PEDESTRIAN CIRCULATION PLAN**

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BROWN J. BRODGEWATER, P.E.  
 TEXAS P.E. No. 083314  
 ISSUED THIS DATE:  
 09/07/2023

DATE PREPARED: 08/24/2023  
 PROJECT NAME:  
 LANDMARK AT BEALL STREET  
 SEC OF LOCUST AND LOOP 288

OWNER/DEVELOPER (TRACTS 3 & 4):  
 LANDMARK COMPANIES  
 21500 BOCAVINE BOULEVARD,  
 SUITE 402  
 AUSTIN, TX 78758  
 512-426-1000  
 CWHITFIELD@LANDMARKCOMPANIES.US

EXISTING ZONING: SC  
 EXISTING USE: AGRICULTURE  
 PROPOSED ZONING: SC - SUB FOR MULTIFAMILY  
 PROPOSED USE: MULTIFAMILY

ENGINEER:  
 MANHARD CONSULTING  
 12225 GREENVILLE AVE STE 1000  
 DALLAS, TEXAS 75243  
 972.377.4250 PH  
 BRIAN BRODGEWATER, P.E.

OWNER (TRACTS 1 & 2)  
 MARY MCCUTCHEN  
 1217 GREENBRIAR ST, DENTON  
 JR HASLER  
 1200 COWING RD, SANGER  
 MELVIN HASLER  
 4500 N LOCUST ST, DENTON  
 DALTON@DENTONPREMER.COM

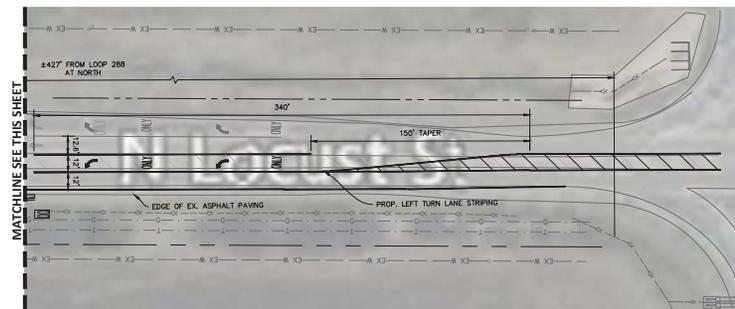
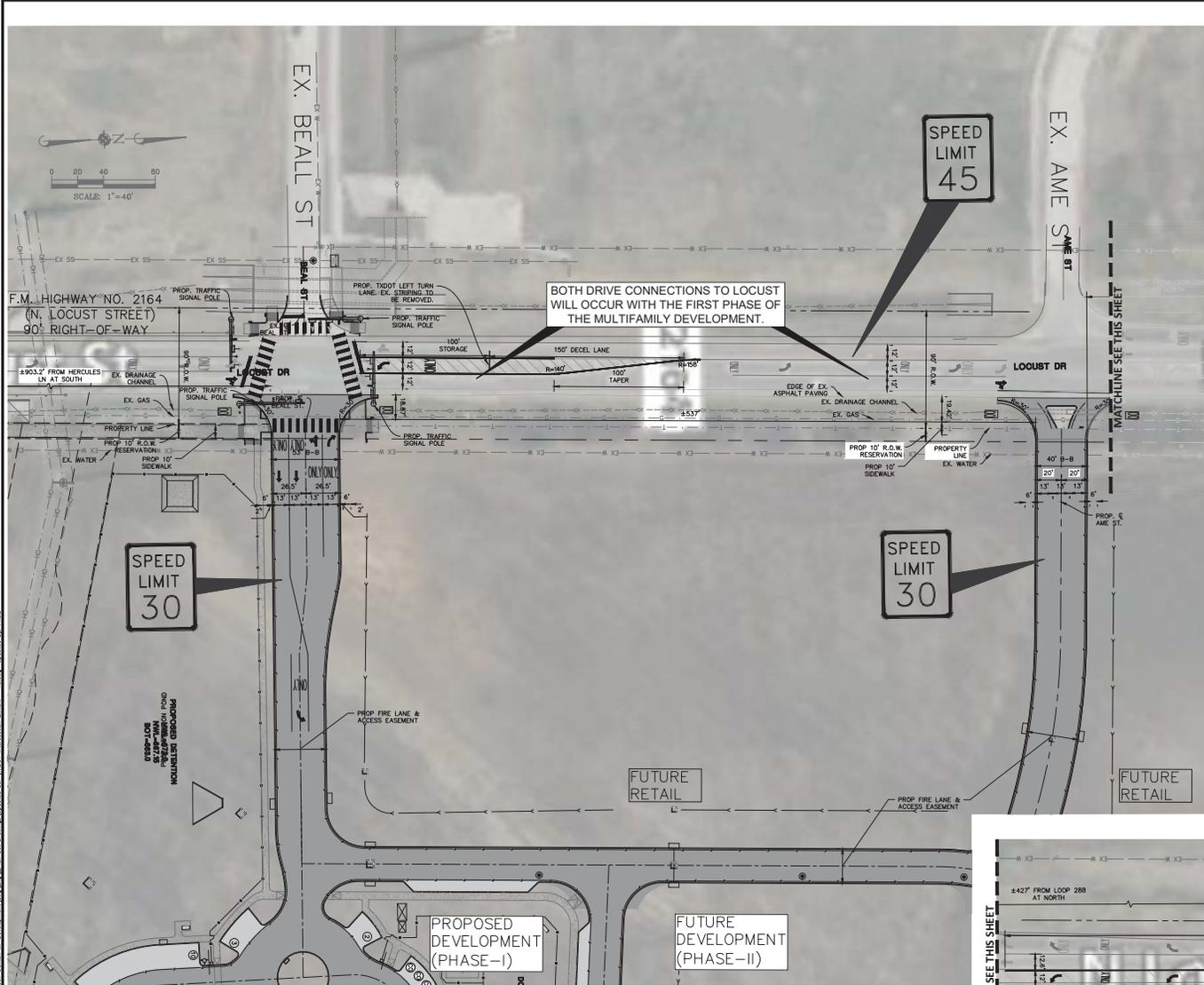
ARCHITECT:  
 HEARNS ARCHITECTS LLC  
 1600 DALLAS PARKWAY, STE 2900  
 DAVIS SMITH  
 972-248-3448  
 551-825-1330  
 CWHITFIELD@DENTONPREMER.COM

**PROJECT ASUP23-0001**

PROJECT NO.: BB  
 PROJ ASSOC.: CM  
 DRAWN BY: BB  
 DATE: 07/23/2024

SHEET  
**C0.3**  
 811.044007

Date: 07/23/24  
 Drawn by: CM  
 Checked by: CM  
 Project: 07/23/2024  
 Sheet: C0.4  
 Project: ASUP23-0001



**LEGEND**

⊕	DOUBLE CLEANOUT
⊙	SANITARY MANHOLE
□	JUNCTION BOX
▣	CURB INLET
▤	GRATE INLET
⊕	FDC
⊕	FIRE HYDRANT
▣	BARRIER FREE RAMP
⊕	TRANSFORMER
⊕	BIKE RACK
—	FIRE LANE
—	PROPERTY LINE
—	DEVELOPMENT IMPACT AREA
—	PROPOSED FENCE
—	DRAINAGE SWALE

**PAVING LEGEND**

[Pattern]	SIDEWALKS/MEDIAN
[Pattern]	GRAVEL TRAIL
[Pattern]	PRIVATE DRIVE (TO BE CONSTRUCTED IN PHASE I)
[Pattern]	FIRELANE
[Pattern]	POND NORMAL SURFACE ELEVATION

**Manhard CONSULTING**

1825 Commerce Avenue | Waco, Texas 76798  
 817.769.1111 | www.manhardconsulting.com  
 State of Texas Professional Engineers and Land Surveyors Registration No. P-01712

**LANDMARK RESIDENTIAL**

AT 288 A T. TOBY, TR 13, 53.93 ACRES, CITY OF DENTON, TEXAS

EXHIBIT - BEALL, AME, AND LOCUST INTERSECTION

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BROWN J. BRODGENWATER, P.E.  
 TEXAS P.E. No. 083314  
 ISSUED THIS DATE:  
 09/07/2023

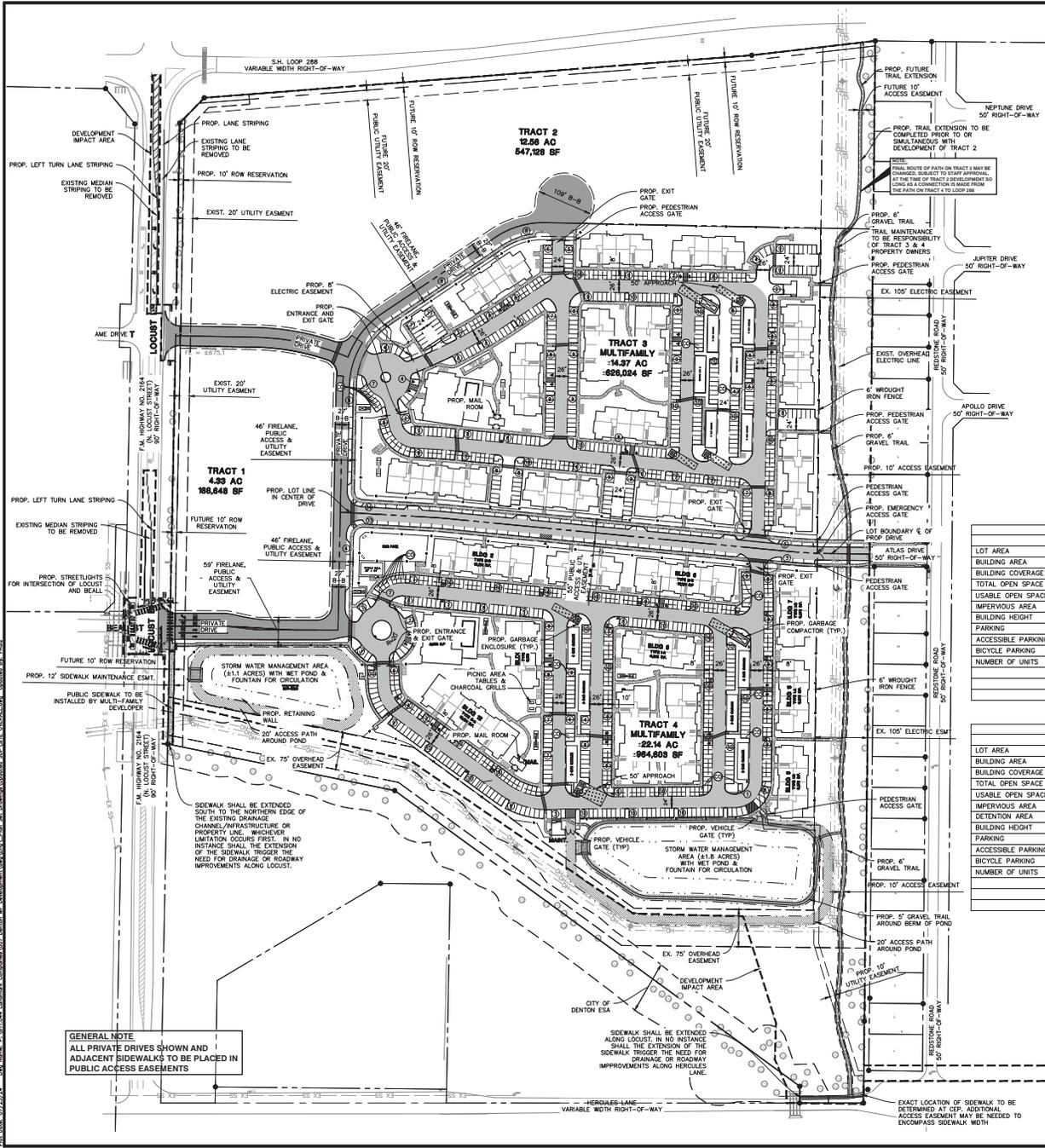
PROJ. MGR.: BB  
 PROJ. ASSOC.: CM  
 DRAWN BY: CM  
 DATE: 07/23/2024

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**C0.4**  
 811.044007

PROJECT ASUP23-0001

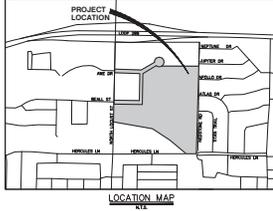
PENDING





**LEGEND**

- DOUBLE CLEANOUT
- COMPACT PARKING SPACE
- SANITARY MANHOLE
- JUNCTION BOX
- CURB INLET
- GRATE INLET
- FDC
- FIRE HYDRANT
- BARRIER FREE RAMP
- TRANSFORMER
- BIKE RACK
- FIRE LANE
- PROPERTY LINE
- DEVELOPMENT IMPACT AREA
- PROPOSED FENCE
- DRAINAGE SWALE



**PAVING LEGEND**

- SIDEWALKS
- GRAVEL TRAIL
- PRIVATE DRIVE
- FIRELANE
- POND NORMAL SURFACE ELEVATION

**CONTRACTOR NOTE:**  
PAVING AND NUMBERING OF ELECTRIC LINES AND EQUIPMENT SHALL BE COORDINATED WITH DENTON MUNICIPAL ELECTRIC.  
CONTACT: DANIEL HORNIBERT  
(840) 349-7168 PH  
DANIEL.HORNIBERT@CITYOFDENTON.COM

**NORTH PROPERTY (TRACT 3)**

	REQUIRED	APPROVED (ORIGINAL)	PROVIDED (AMENDED)
LOT AREA	MIN. 10,000 S.F.	14,096AC (613,760 SF)	14,376AC (626,024 SF)
BUILDING AREA	MAX. 587,785 S.F.	121,000 S.F.	132,669 S.F.
BUILDING COVERAGE	MAX. 80%	19.7%	21.1%
TOTAL OPEN SPACE	MIN. 8% (50,082 S.F.)	41.5% (254,909 S.F.)	40.8% (255,539 S.F.)
USABLE OPEN SPACE	MIN. 8% (50,082 S.F.)	8.6% (52,100 S.F.)	11.4% (71,348 S.F.)
IMPERVIOUS AREA	MIN. 8% (50,082 S.F.)	2,358,851 S.F. (58.3%)	2,370,485 S.F. (59.2%)
BUILDING HEIGHT	<55'	47'2"	47'2"
PARKING	604	577	592
ACCESSIBLE PARKING	12	14	14
BICYCLE PARKING	30	32	76
NUMBER OF UNITS			
1 BEDROOM		216	156
2 BEDROOM		108	132
3 BEDROOM		12	30

**SOUTH PROPERTY (TRACT 4)**

	REQUIRED	APPROVED (ORIGINAL)	PROVIDED (AMENDED)
LOT AREA	MIN. 10,000 S.F.	22,404AC (975,744 SF)	22,146AC (964,653 SF)
BUILDING AREA	MAX. 709,980 S.F.	119,220 S.F.	127,743 S.F.
BUILDING COVERAGE	MAX. 80%	12.2%	13.2%
TOTAL OPEN SPACE	MIN. 8% (77,169 S.F.)	64% (633,350 S.F.)	64.8% (624,795 S.F.)
USABLE OPEN SPACE	MIN. 8% (77,169 S.F.)	10% (95,400 S.F.)	10.6% (102,118 S.F.)
IMPERVIOUS AREA	MIN. 8% (77,169 S.F.)	1,342,385 S.F. (33.1%)	1,339,808 S.F. (35.2%)
DETECTION AREA		\$100,410 S.F. (10.3%)	\$127,150 S.F. (13.2%)
BUILDING HEIGHT	<55'	47'2"	47'2"
PARKING	585	570	561
ACCESSIBLE PARKING	11	12	12
BICYCLE PARKING	28	28	124
NUMBER OF UNITS			
1 BEDROOM		198	156
2 BEDROOM		114	114
3 BEDROOM		12	36

**Alternative Parking Analysis**

**North Multifamily Tract (Phase II)**

Bed	Number Units	Parking Required	Guest Parking Size
1 Bed	156	156	19.5
2 Bed	132	264	26.4
3 Bed	30	90	9
TOTALS:	318	510	54.9

Req. Parking: 604 spaces  
 Prop. Parking: 592 spaces  
 Deficit: 12 spaces  
 Parking Ratio: 1.83 spaces per unit

**Proposed Alternative Parking Breakdown:**

Regular Pkg.	581 spaces @ 9/13
Compact Pkg.	13 spaces @ 9/13
Mini Pkg.	46 mini spaces
Tree Preservation	12 dbn.
Req. Credits:	21 spaces requires 4.84k spaces per 1 parking space
Tree Prcs:	5 spaces per Tree Preservation of Quality & Heritage Trees (73 dbn)
Proposed Parking:	608 Vehicular Spaces with Alternative Parking Credits

**South Multifamily Tract (Phase II)**

Bed	Number Units	Parking Required	Guest Parking Size
1 Bed	156	156	19.5
2 Bed	114	228	22.8
3 Bed	36	108	10.8
TOTALS:	306	591	54

Req. Parking: 585 spaces  
 Prop. Parking: 561 spaces  
 Deficit: 24 spaces  
 Parking Ratio: 1.83 spaces per unit

**PARKING CALCULATIONS:**  
 1.25 VEHICLES PER BEDROOM FOR ONE BEDROOM UNIT;  
 1.5 VEHICLES PER BEDROOM FOR TWO OR MORE BEDROOM UNIT;  
 PLUS THE ADDITIONAL GUEST PARKING;  
 ACCESSIBLE PARKING ARE ADDITIONAL, BASED ON TOTAL PARKING COUNT

**GENERAL NOTE**  
 ALL PRIVATE DRIVES SHOWN AND ADJACENT SIDEWALKS TO BE PLACED IN PUBLIC ACCESS EASEMENTS

SIDEWALK SHALL BE EXTENDED SOUTH TO THE NORTHERN EDGE OF THE DRAINAGE CHANNEL INFRASTRUCTURE OR PROPERTY LINE, WHICHEVER LIMITATION OCCURS FIRST. IN NO INSTANCE SHALL THE EXTENSION OF THE SIDEWALK TRIGGER THE NEED FOR DRAINAGE OR ROADWAY IMPROVEMENTS ALONG LOOPST.

SIDEWALK SHALL BE EXTENDED ALONG LOOPST, IN NO INSTANCE SHALL THE EXTENSION OF THE SIDEWALK TRIGGER THE NEED FOR DRAINAGE OR ROADWAY IMPROVEMENTS ALONG HERCULES LANE.

EXACT LOCATION OF SIDEWALK TO BE DETERMINED AT CEP. ADDITIONAL ACCESS EASEMENT MAY BE NEEDED TO ENCOMPASS SIDEWALK WIDTH

DATE PREPARED: 06/24/2023  
 PROJECT NAME: LANDMARK AT BEALL STREET SEC OF LOOPST AND LOOP 288  
 LOT AREA (TRACTS 3 & 4): 1,580,628 S.F.  
 EXISTING USE: AGRICULTURE  
 PROPOSED ZONING: SEC - SUP FOR MULTIFAMILY  
 PROPOSED USE: MULTIFAMILY

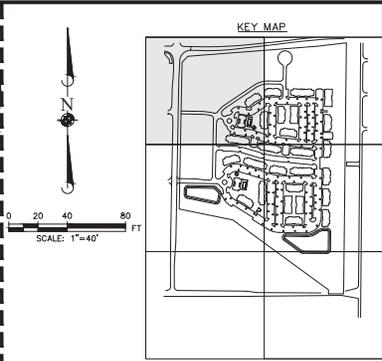
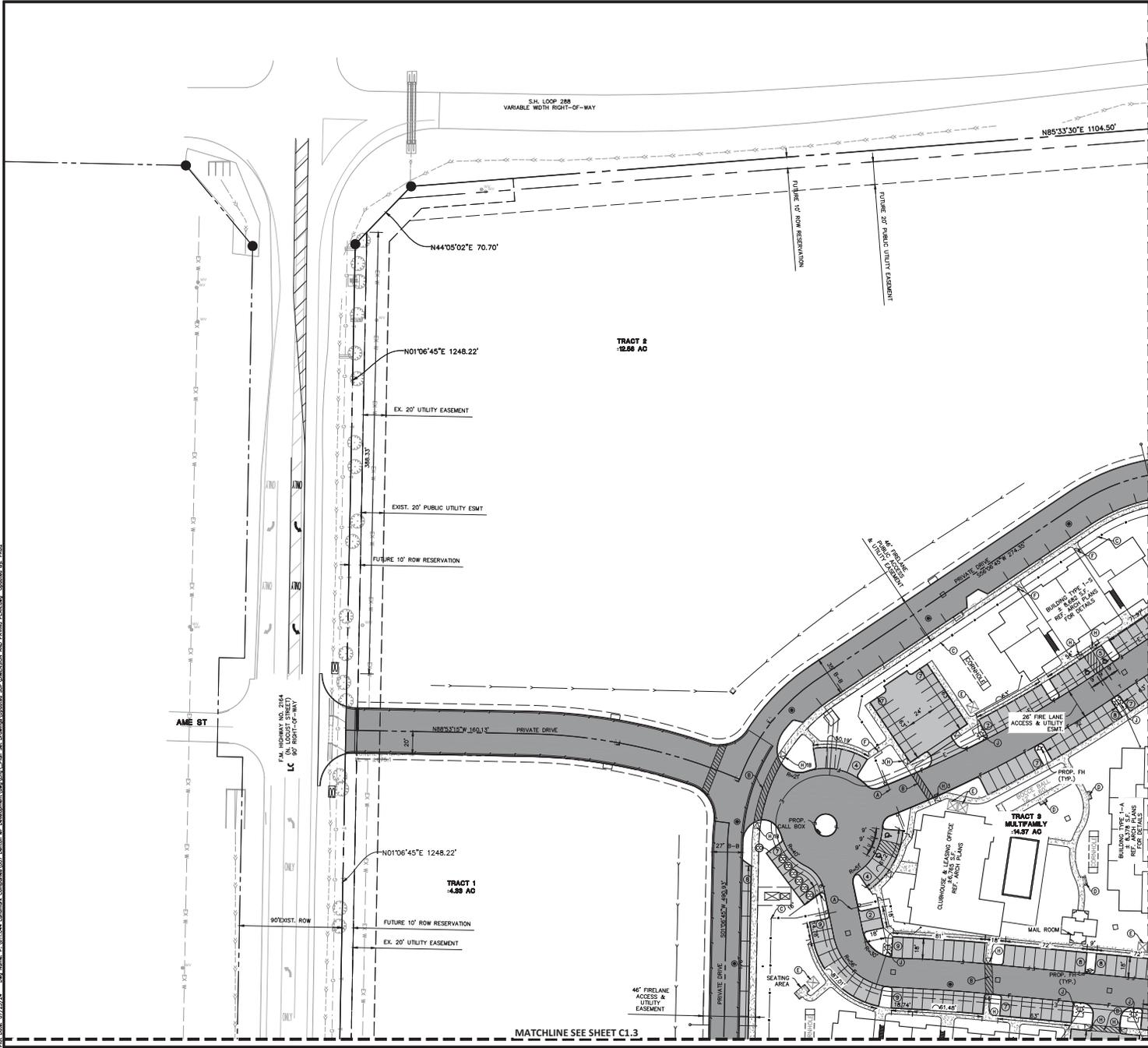
**ENGINEER:** MANHARD CONSULTING, 12225 GREENVILLE AVE STE 1000, GREENVILLE, TX 75243, 972-972-4250 PH, BRAN BRIDGEWATER, P.E.  
**OWNER (TRACTS 1 & 2):** MARY MCCUTCHEN, 1217 GREENHAR ST, DENTON, TX 76201, 940-349-2445  
**OWNER (TRACTS 3 & 4):** DENTON DEVELOPMENT, 1509 BISCAYNE BOULEVARD, SUITE 402, FORT WORTH, TX 76104, 817-348-2465  
**REGISTERED ARCHITECTS:** REMBE ARCHITECTS LLC, 16000 DALLAS PARKWAY, SUITE 2900, DENTON, TX 76201, 940-349-2445  
**REGISTERED ENGINEERS:** DANIEL HORNIBERT, 940-349-7168 PH, DENTON, TX 76201, 940-349-7168 PH

**Manhard CONSULTING**  
 12225 GREENVILLE AVE STE 1000 GREENVILLE TX 75243  
 972-972-4250 PH  
 BRAN BRIDGEWATER, P.E.  
 TEXAS P.E. No. 083314  
 ISSUED THIS DATE: 06/07/2023

**LANDMARK RESIDENTIAL**  
 AT 1288 A T. BY, TR 13, 55.93 ACRES, CITY OF DENTON, TEXAS  
 OVERALL SITE PLAN

**PROJECT ASUP23-0001**  
 811.044007

Date: 07/23/24  
 Draw Name: P:\111044 Landmark Residential\ASUP23-0001\_Site\_Site\_Paving\ASUP23-0001\_Site\_Paving.dwg  
 User: JBR  
 Plot Name: P:\111044 Landmark Residential\ASUP23-0001\_Site\_Site\_Paving\ASUP23-0001\_Site\_Paving.dwg  
 Plot Date: 07/23/24  
 Plot Time: 10:00 AM  
 Plot User: JBR



**LEGEND**

●	DOUBLE CLEANOUT
⊙	SANITARY MANHOLE
□	JUNCTION BOX
○	CURB INLET
⊠	GRATE INLET
△	FDC
⊕	FIRE HYDRANT
⊞	BARRIER FREE RAMP
⊟	BIKE RACK
—	FIRE LANE
—	PROPERTY LINE
—	PROPOSED FENCE
—	DRAINAGE SWALE

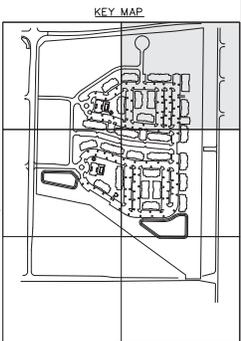
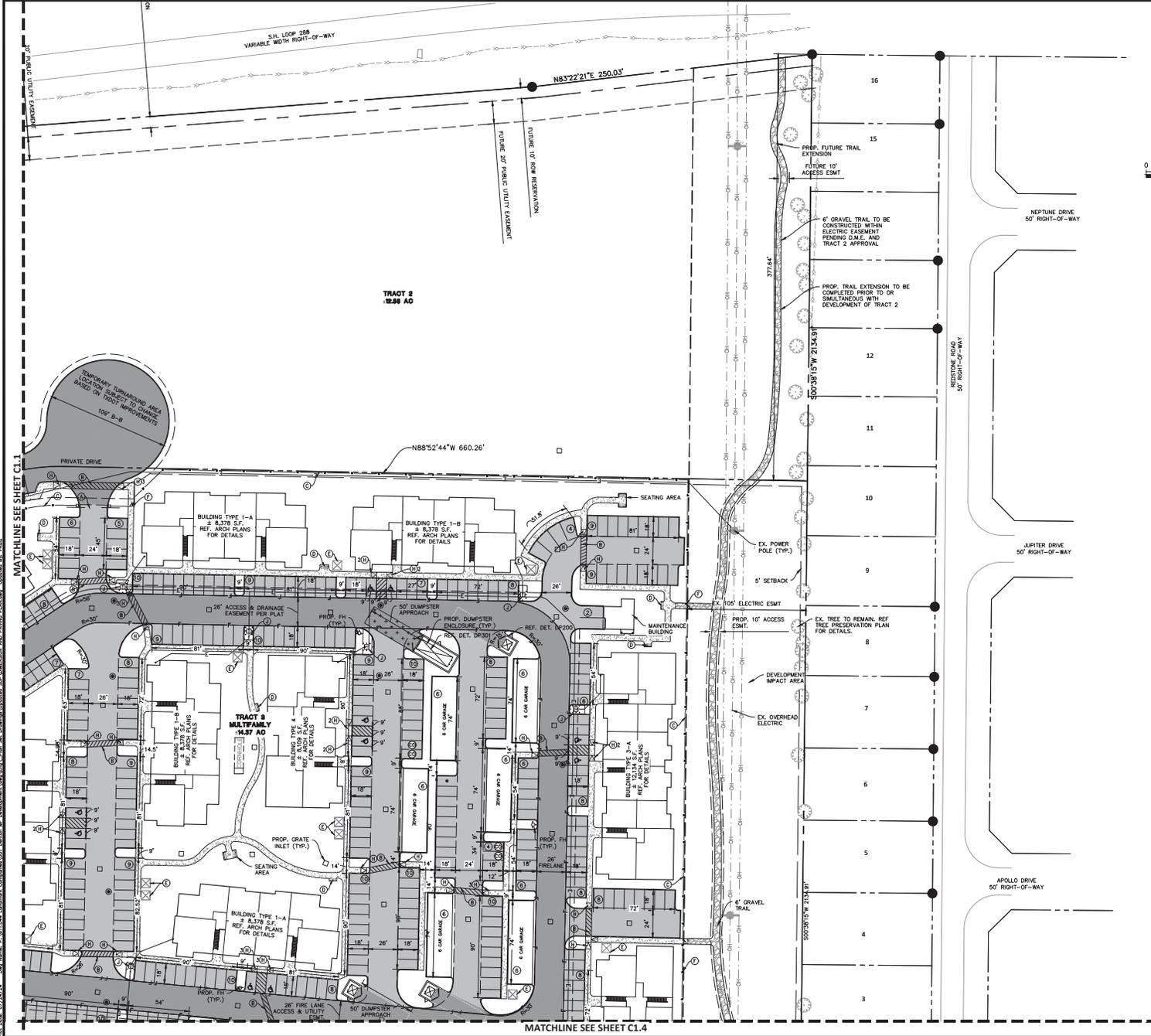
**PAVING LEGEND**

[Pattern]	SIDEWALKS
[Pattern]	GRAVEL TRAIL
[Pattern]	FIRELANE
[Pattern]	TXDOT PAVING
[Pattern]	STANDARD DUTY PAVEMENT
[Pattern]	POND NORMAL SURFACE ELEVATION

**HARDSCAPE LEGEND**

①	ENTRANCE/EXIT GATE
②	PROP. CROSSWALK HIGHLIGHTED WITH MORE THAN PAINT, PER DCC 7.8.110.2.3
③	PROP. COMPACT PARKING SPACE HIGHLIGHTED WITH THE WORDS COMPACT CAR ONLY, PER DCC 7.9.648
④	6" WROUGHT IRON FENCE
⑤	BENCH (REF. LANDSCAPE PLANS)
⑥	8'x8' BIKE RACK AREA
⑦	PEDESTRIAN GATE (REF. LANDSCAPE PLANS)
⑧	BARRIER FREE RAMP (TYPE 1A UNLESS OTHERWISE SPECIFIED)
⑨	PROP. TRANSFORMER AND ELECTRIC METER
⑩	BIKE RACK WITH 8'x8' PAD

<p><b>Manhard CONSULTING</b></p> <p>10225 Glenhurst, Dallas, TX 75243                  972.382.1100                  www.manhardconsulting.com</p> <p>STATE OF TEXAS                  PROFESSIONAL ENGINEER                  License No. 10583                  J. BRUCE BROWN, P.E.</p>	<p><b>LANDMARK RESIDENTIAL</b></p> <p>A1288 A T. TOBY, TR 13, 53.93 ACRES, CITY OF DENTON, TEXAS</p> <p><b>SITE, PAVING AND DIMENSIONAL CONTROL PLAN</b></p> <p>FOR INTERIM REVIEW ONLY                  THIS DOCUMENT IS NOT                  ISSUED FOR CONSTRUCTION                  OR PERMITTING PURPOSES</p> <p>BROWN J. BRODGENWATER, P.E.                  TEXAS P.E. No. 083314                  ISSUED THIS DATE:                  09/07/2023</p> <p>PROJECT ASUP23-0001</p> <p>11.04.4007</p>
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- LEGEND**
- DOUBLE CLEANOUT
  - ⊙ SANITARY MANHOLE
  - JUNCTION BOX
  - ▭ CURB INLET
  - ▭ GRATE INLET
  - ⊕ FDC
  - ⊕ FIRE HYDRANT
  - ▭ BARRIER FREE RAMP
  - ▭ BIKE RACK
  - ▭ FIRE LANE
  - PROPERTY LINE
  - PROPOSED FENCE
  - DRAINAGE SWALE

- PAVING LEGEND**
- ▨ SIDEWALKS
  - ▨ GRAVEL TRAIL
  - ▨ FIRELANE
  - ▨ TXDOT PAVING
  - ▨ STANDARD DUTY PAVEMENT
  - ▨ POND NORMAL SURFACE ELEVATION

- HARDSCAPE LEGEND**
- ⊙ ENTRANCE/EXIT GATE
  - ⊙ PROP. CROSSWALK HIGHLIGHTED WITH MORE THAN PAINT, PER DCC 2.8.110.2.2
  - ⊙ PROP. COMPACT PARKING SPACE HIGHLIGHTED WITH THE WORDS COMPACT CAR ONLY, PER DCC 7.9.6.6
  - ⊙ 6" WROUGHT IRON FENCE
  - ⊙ BENCH (REF. LANDSCAPE PLANS)
  - ⊙ 8'x8' BIKE RACK AREA
  - ⊙ PEDESTRIAN GATE (REF. LANDSCAPE PLANS)
  - ⊙ BARRIER FREE RAMP (TYPE 1A UNLESS OTHERWISE SPECIFIED)
  - ⊙ PROP. TRANSFORMER AND ELECTRIC METER
  - ⊙ BIKE RACK WITH 8'x8' PAD

NO.	REVISION	DATE

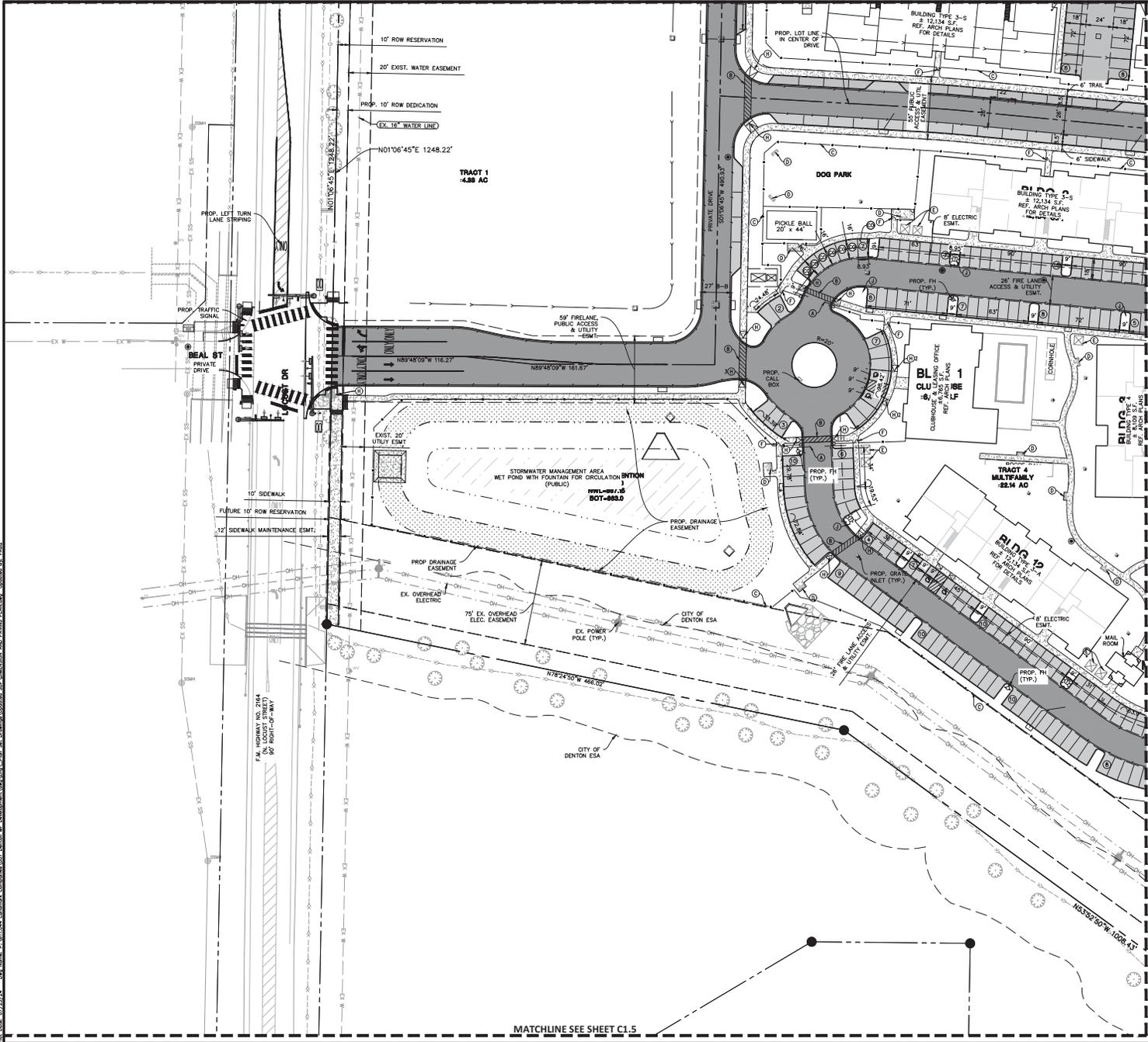
**Manhard CONSULTING**  
 10000 Greenway, Suite 100, Dallas, Texas 75243  
 972.333.8888  
 State Board of Professional Engineers and Land Surveyors Registration No. F-21712

**LANDMARK RESIDENTIAL**  
 A1288 A T. TOBY, TR 13, 53.93 ACRES, CITY OF DENTON, TEXAS  
 SITE, PAVING AND DIMENSIONAL CONTROL PLAN

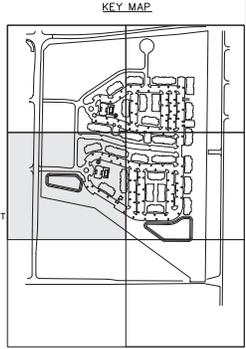
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 TEXAS P.E. No. 083314  
 ISSUED THIS DATE:  
 07/23/2024

PROJECT ASUP23-0001  
**C1.2**  
 611.044007

MATCHLINE SEE SHEET C1.1



MATCHLINE SEE SHEET C1.5



- LEGEND**
- ⊙ DOUBLE CLEANOUT
  - ⊙ SANITARY MANHOLE
  - JUNCTION BOX
  - CURB INLET
  - ⊞ GRATE INLET
  - ⊙ FDC
  - ⊙ FIRE HYDRANT
  - ⊞ BARRIER FREE RAMP
  - ⊙ BIKE RACK
  - FIRE LANE
  - PROPERTY LINE
  - PROPOSED FENCE
  - DRAINAGE SWALE

- PAVING LEGEND**
- ▨ SIDEWALKS
  - ▨ GRAVEL TRAIL
  - ▨ FIRELANE
  - ▨ TXDOT PAVING
  - ▨ STANDARD DUTY PAVEMENT
  - ▨ POND NORMAL SURFACE ELEVATION

- HARDSCAPE LEGEND**
- ⊙ ENTRANCE/EXIT GATE
  - ⊙ PROP. CROSSWALK HIGHLIGHTED WITH MORE THAN PAINT, PER DDC 7.8.110.2.2
  - ⊙ PROP. COMPACT PARKING SPACE HIGHLIGHTED WITH THE WORDS COMPACT CAR ONLY, PER DDC 7.9.6.8
  - ⊙ 6" WROUGHT IRON FENCE
  - ⊙ BENCH (REF. LANDSCAPE PLANS)
  - ⊙ 8'X8' BIKE RACK AREA
  - ⊙ PEDESTRIAN GATE (REF. LANDSCAPE PLANS)
  - ⊙ BARRIER FREE RAMP (TYPE 1A UNLESS OTHERWISE SPECIFIED)
  - ⊙ PROP. TRANSFORMER AND ELECTRIC METER
  - ⊙ BIKE RACK WITH 8'X8' PAD

NO.	REVISION	DATE

**Manhard CONSULTING**

12025 Glenhurst, Dallas, TX 75244  
 214.343.1111  
 www.manhardconsulting.com

STATE OF TEXAS  
 PROFESSIONAL ENGINEER  
 No. 12572

**LANDMARK RESIDENTIAL**  
 A1288 A T. TOBY, TR 13, 53.93 ACRES, CITY OF DENTON, TEXAS  
 SITE, PAVING AND DIMENSIONAL CONTROL PLAN

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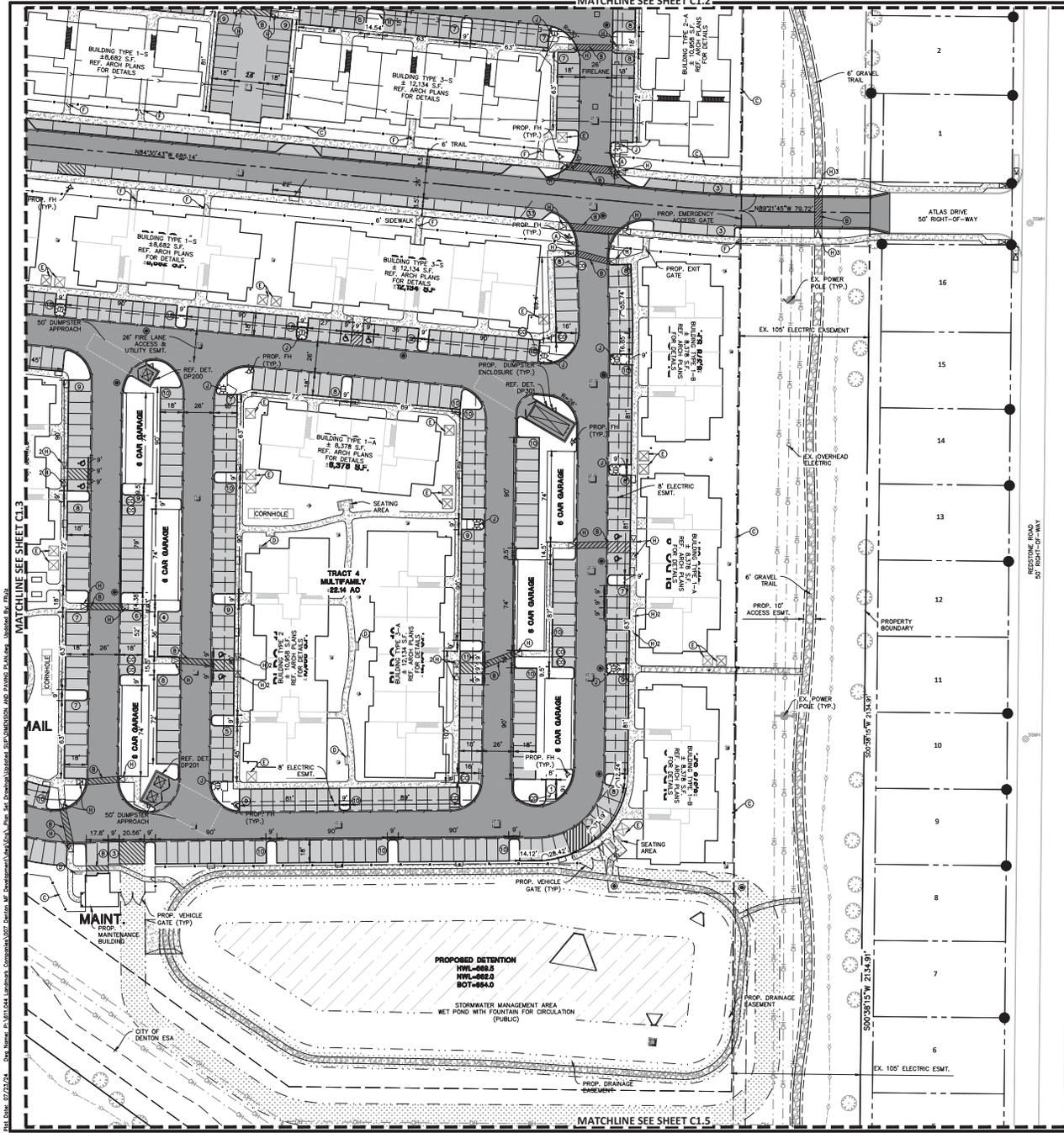
BROWN J. BRODGENWATER, P.E.  
 TEXAS P.E. No. 083314  
 ISSUED THIS DATE:  
 09/07/2024

PROJECT NO.: 00  
 PROJECT ASSOC.: CM  
 DRAWN BY: BJS  
 DATE: 07/23/2024

SHEET  
**C1.3**  
 611.044007

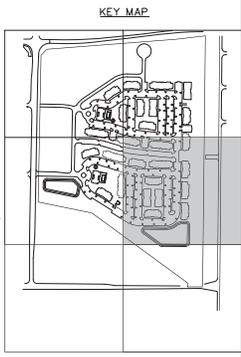
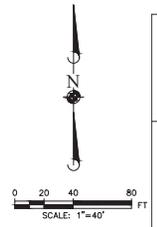
PROJECT ASUP23-0001

PERMITS



MATCHLINE SEE SHEET C1.2

MATCHLINE SEE SHEET C1.5



**LEGEND**

- DOUBLE CLEANOUT
- ⊙ SANITARY MANHOLE
- JUNCTION BOX
- ▭ CURB INLET
- ▭ GRATE INLET
- ⚡ FDC
- ⚡ FIRE HYDRANT
- ⚡ BARRIER FREE RAMP
- ⚡ BIKE RACK
- ⚡ FIRE LANE
- PROPERTY LINE
- PROPOSED FENCE
- DRAINAGE SWALE

**PAVING LEGEND**

- ▨ SIDEWALKS
- ▨ GRAVEL TRAIL
- ▨ FIRELANE
- ▨ TXDOT PAVING
- ▨ STANDARD DUTY PAVEMENT
- ▨ POND NORMAL SURFACE ELEVATION

**HARDSCAPE LEGEND**

- ① ENTRANCE/EXIT GATE
- ② PROP. CROSSWALK HIGHLIGHTED WITH MORE THAN PAINT, PER DCC 7.8.110.2.a
- ③ PROP. COMPACT PARKING SPACE HIGHLIGHTED WITH THE WORDS COMPACT CAR ONLY, PER DCC 7.9.6.B
- ④ 6" WROUGHT IRON FENCE
- ⑤ BENCH (REF. LANDSCAPE PLANS)
- ⑥ 8'x8' BIKE RACK AREA
- ⑦ PEDESTRIAN GATE (REF. LANDSCAPE PLANS)
- ⑧ BARRIER FREE RAMP (TYPE 1A UNLESS OTHERWISE SPECIFIED)
- ⑨ PROP. TRANSFORMER AND ELECTRIC METER
- ⑩ BIKE RACK WITH 8'x8' PAD

DATE	
REVISION	
NO.	
DESCRIPTION	



**LANDMARK RESIDENTIAL**  
 A1288 A T. TOBY, TR 13, 53.93 ACRES, CITY OF DENTON, TEXAS  
 SITE, PAVING AND DIMENSIONAL CONTROL PLAN

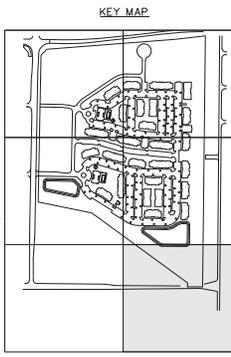
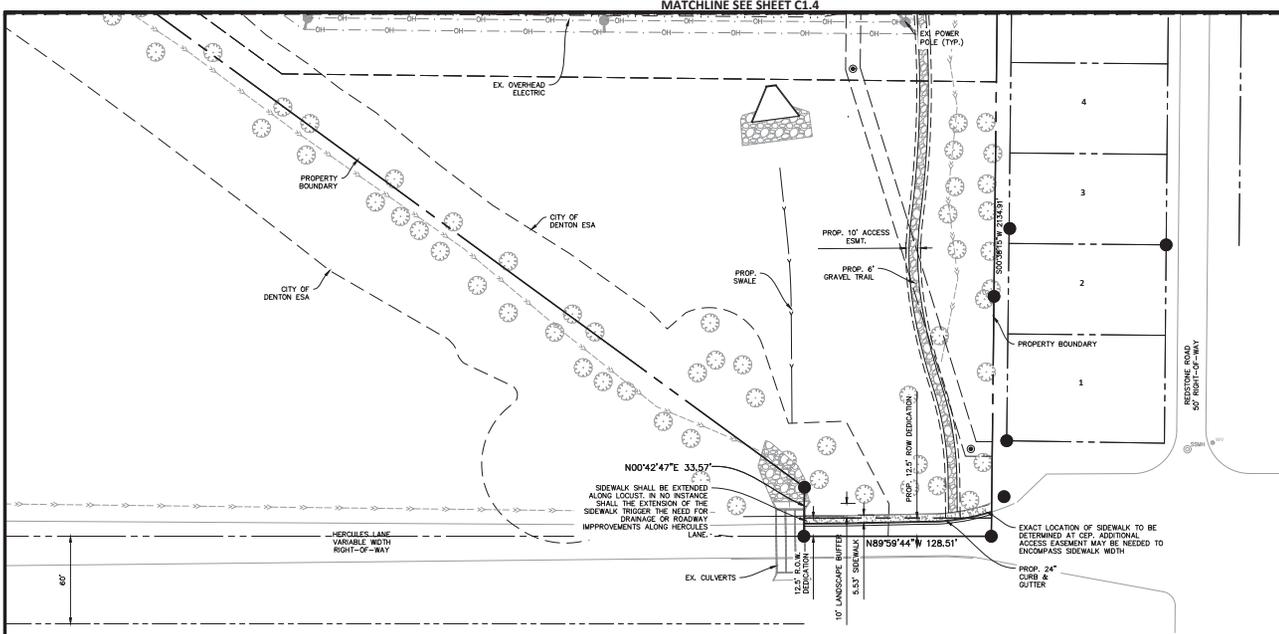
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 BROWN J. BRODZEMER, P.E.  
 TEXAS P.E. No. 083314  
 ISSUED THIS DATE:  
 09/07/2024

PROJECT NO.: BB  
 PROJ. ASSOC.: CM  
 DRAWN BY: BB  
 DATE: 07/23/2024

SHEET  
**C1.4**  
 611.044007

PROJECT ASUP23-0001

Day Name: P:\111044\_Landmark\_Residential\City of Denton\Drawings\ASUP23-0001\_Site\_Paving.dwg, Date: 07/23/2024, User: JBR



**LEGEND**

⊕	DOUBLE CLEANOUT
⊙	SANITARY MANHOLE
□	JUNCTION BOX
▣	CURB INLET
⊞	GRATE INLET
△	FDC
⊕	FIRE HYDRANT
⊞	BARRIER FREE RAMP
⊞	BIKE RACK
— —	FIRE LANE
— —	PROPERTY LINE
— —	PROPOSED FENCE
— —	DRAINAGE SWALE

**PAVING LEGEND**

[Pattern]	SIDEWALKS
[Pattern]	GRAVEL TRAIL
[Pattern]	FIRELANE
[Pattern]	TXDOT PAVING
[Pattern]	STANDARD DUTY PAVEMENT
[Pattern]	POND NORMAL SURFACE ELEVATION

**HARDSCAPE LEGEND**

⊕	ENTRANCE/EXIT GATE
⊕	PROP. CROSSWALK HIGHLIGHTED WITH MORE THAN PAINT, PER DCC 7.8.110.2.3
⊕	PROP. COMPACT PARKING SPACE HIGHLIGHTED WITH THE WORDS COMPACT CAR ONLY, PER DCC 7.9.6.8
⊕	6" WROUGHT IRON FENCE
⊕	BENCH (REF. LANDSCAPE PLANS)
⊕	8'X8' BIKE RACK AREA
⊕	PEDESTRIAN GATE (REF. LANDSCAPE PLANS)
⊕	BARRIER FREE RAMP (TYPE 1A UNLESS OTHERWISE SPECIFIED)
⊕	PROP. TRANSFORMER AND ELECTRIC METER
⊕	BIKE RACK WITH 8'X8' PAD

DATE	
REVISION	
DESCRIPTION	

**Manhard CONSULTING**

12025 Commerce Center Blvd., Suite 100, Dallas, TX 75244  
 972.412.1234  
 www.manhardconsulting.com

STATE OF TEXAS  
 PROFESSIONAL ENGINEERING  
 CIVIL ENGINEERING  
 LICENSE NO. 108314  
 EXPIRES 07/23/2024

**LANDMARK RESIDENTIAL**

A1288 A. T. TOBY, TR 13, 53.93 ACRES, CITY OF DENTON, TEXAS

**SITE, PAVING AND DIMENSIONAL CONTROL PLAN**

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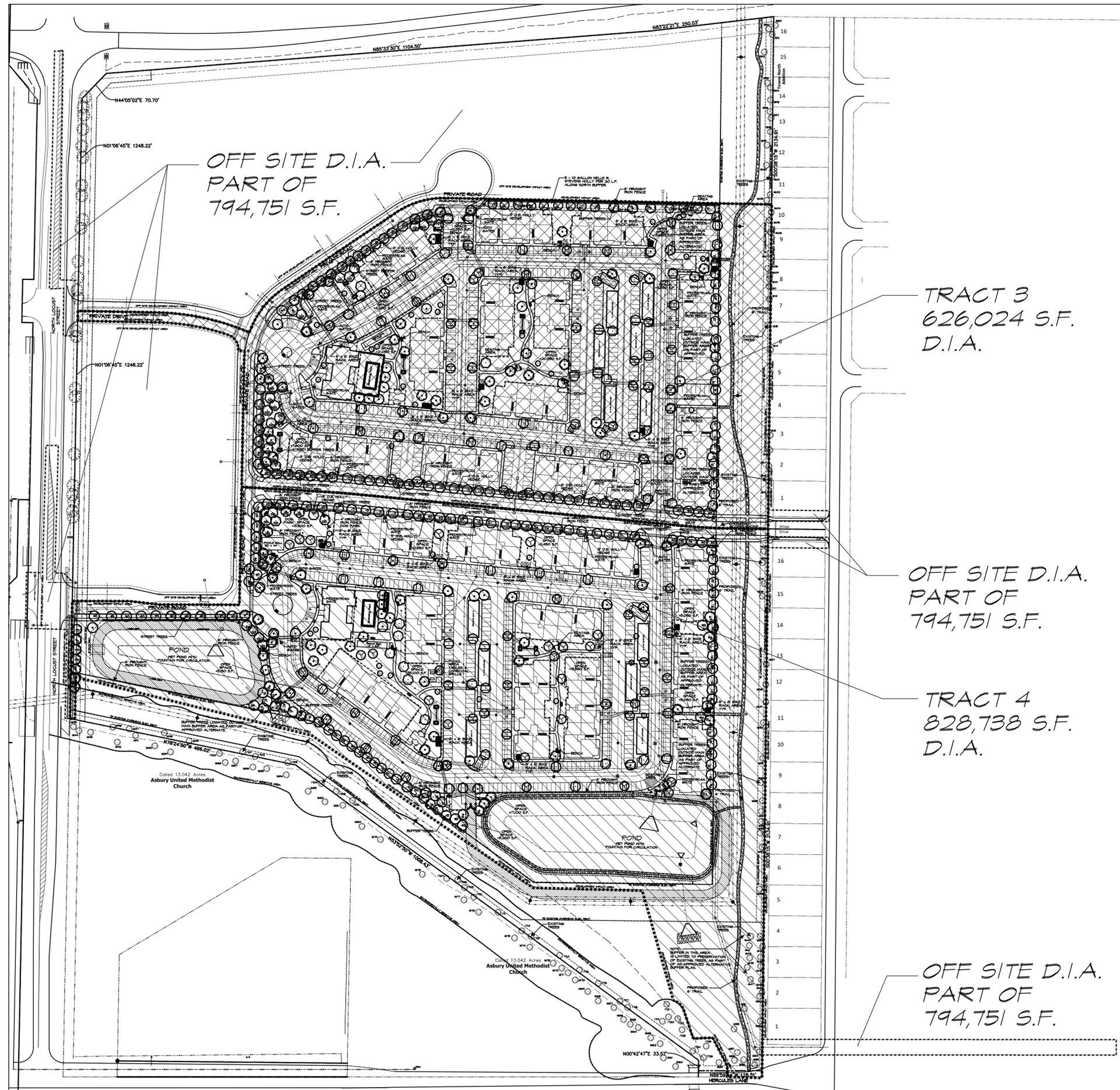
BROWN J. BRIDGEMAN, P.E.  
 TEXAS P.E. No. 083314

ISSUED THIS DATE:  
 07/23/2024

PROJ. MGR.: JB  
 PROJ. ASSOC.: CM  
 DRAWN BY: JB  
 DATE: 07/23/2024

**C1.5**

611.044007



OFF SITE D.I.A.  
PART OF  
794,751 S.F.

TRACT 3  
626,024 S.F.  
D.I.A.

OFF SITE D.I.A.  
PART OF  
794,751 S.F.

TRACT 4  
828,738 S.F.  
D.I.A.

OFF SITE D.I.A.  
PART OF  
794,751 S.F.

Called 13.042 Acres  
Asbury United Methodist  
Church

Called 13.042 Acres  
Asbury United Methodist  
Church



0 600 1200 2400  
SCALE: 1" = 1200'-0"

PROJECT NUMBER: ASUP23-0001

#	Revisions:	Date:

Issued For:  
SUBMITTAL  
Job No.  
2111B  
Scale  
1" = 1200'-0"  
Drawn By:  
JDG  
Date  
07-23-2024

# Landmark Residential

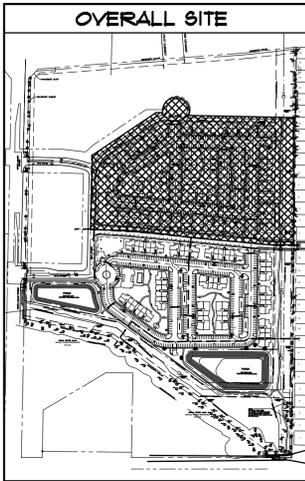
Denton Texas



## Landscape Plan Overall Development Impact Areas

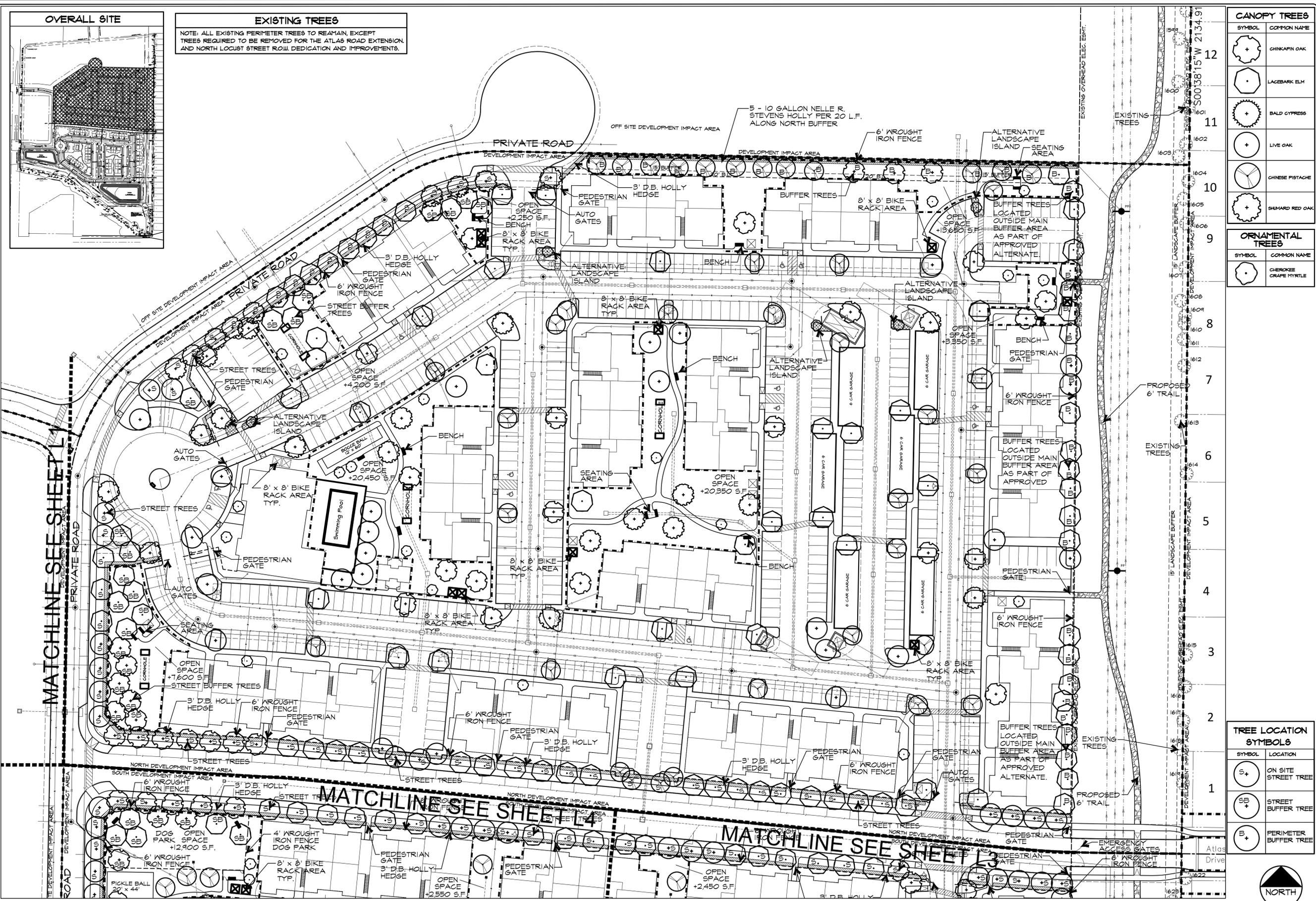
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OVERALL





**EXISTING TREES**

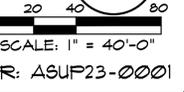
NOTE: ALL EXISTING PERIMETER TREES TO REMAIN, EXCEPT TREES REQUIRED TO BE REMOVED FOR THE ATLAS ROAD EXTENSION, AND NORTH LOCUST STREET ROW, DEDICATION AND IMPROVEMENTS.



CANOPY TREES	
SYMBOL	COMMON NAME
	CHINQUAPIN OAK
	LACERBARK ELM
	BALD CYPRESS
	LIVE OAK
	CHINESE PISTACHE
	SHUMARD RED OAK

ORNAMENTAL TREES	
SYMBOL	COMMON NAME
	CHEROKEE GRAPE MYRTLE

TREE LOCATION SYMBOLS	
SYMBOL	LOCATION
	ON SITE STREET TREE
	STREET BUFFER TREE
	PERIMETER BUFFER TREE

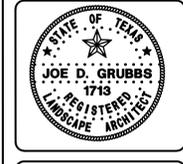


Date:	
Revisions:	
#	

Issued For:  
SUBMITTAL  
Job No.  
21118  
Scale  
1" = 40'-0"  
Drawn By:  
JDG  
Date  
07-23-2024

# Landmark Residential

Denton Texas



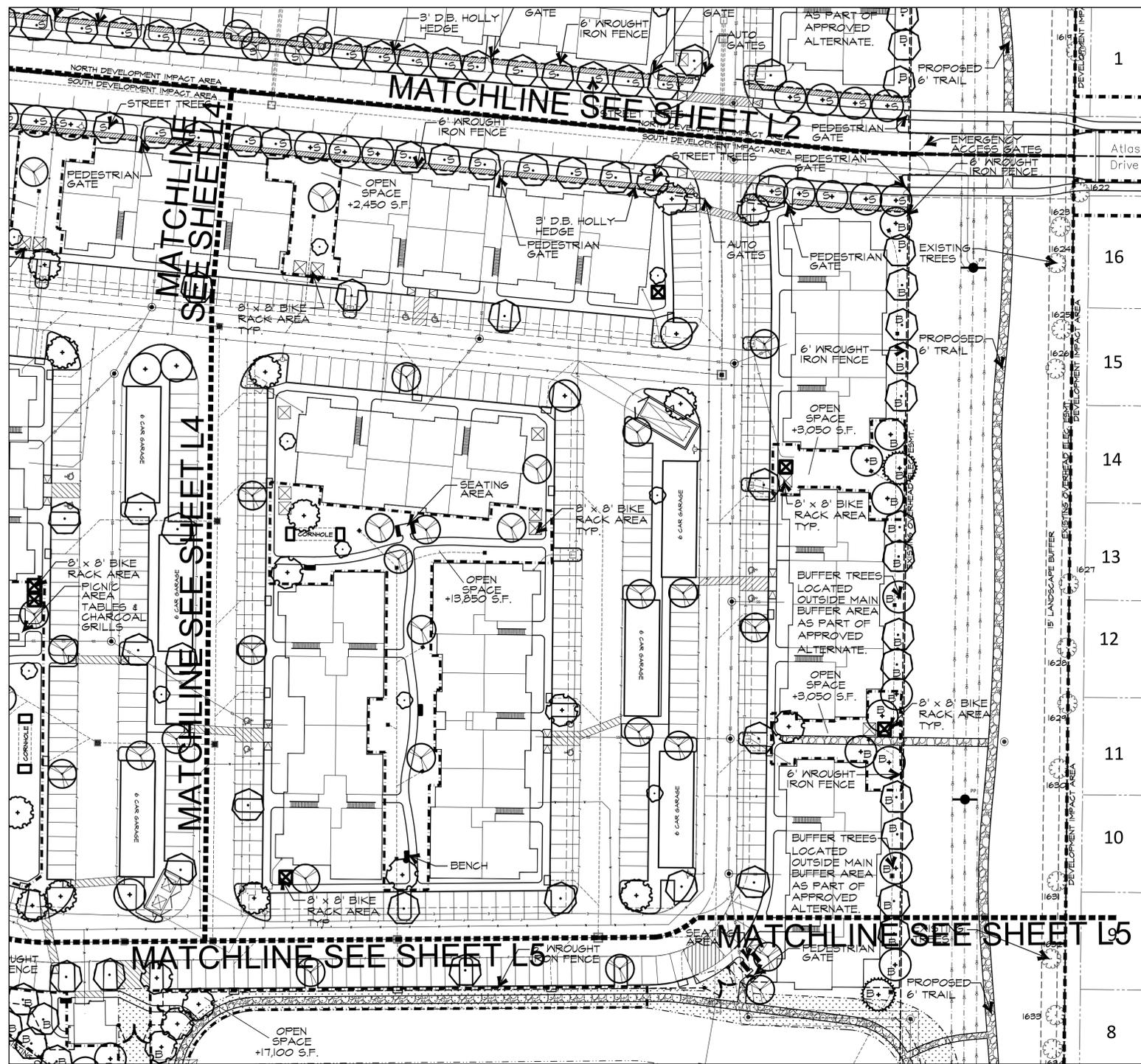
# Landscape Plan

## Northern Lot

Sheet Number:  
**L2**  
of L5 Sheets

PROJECT NUMBER: ASUP23-0001

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



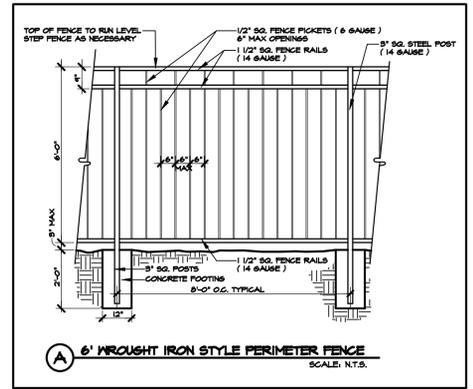
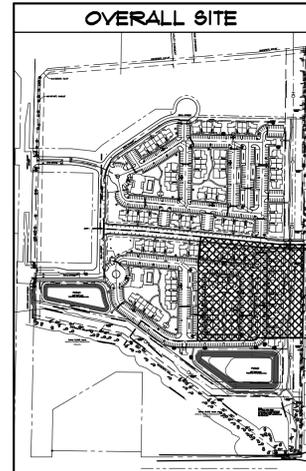
CANOPY TREES	
SYMBOL	COMMON NAME
	CHINQUAPIN OAK
	LACEYBARK ELM
	BALD CYPRESS
	LIVE OAK
	CHINESE PISTACHE
	SHUMARD RED OAK

ORNAMENTAL TREES	
SYMBOL	COMMON NAME
	CHEROKEE GRAPE MYRTLE

TREE LOCATION SYMBOLS	
SYMBOL	LOCATION
	ON SITE STREET TREE
	STREET BUFFER TREE
	PERIMETER BUFFER TREE

TRACT 4 LANDSCAPE TABULATIONS - SOUTH LOT			
<b>DEVELOPMENT IMPACT AREA (DIA)</b>			
20% OF THE DIA SHALL BE IN PERMANENT LANDSCAPING			
TOTAL OVERALL DEVELOPMENT IMPACT AREA	2249,919 S.F.	51.64 ACRES	
OFF SITE DIA (INCLUDES TRACT 142)	194,751 S.F.	4.45 ACRES	
SOUTHERN TRACT - TRACT 4 DIA	828,138 S.F.	19.02 ACRES	
SOUTHERN TRACT LANDSCAPE AREA REQUIRED (828,138 x 20% = 165,628 S.F.)			
SOUTHERN TRACT LAND AREA PROVIDED (30.5%)	256,321 S.F.	5.88 ACRES	
<b>SITE TREE CANOPY COVERAGE</b>			
TREE CANOPY COVERAGE SHOULD BE A MIN. 30% OF THE DIA OR OVERALL SITE MINUS BUILDING FOOTPRINTS.			
METHOD USED: OVERALL LOT MINUS BLD. COVERAGE			
SOUTHERN APARTMENT TRACT 964,603 - BLD. COVERAGE 126,961 = 837,642 S.F.			
30% TREE CANOPY AREA REQUIRED	251,293 S.F.	5.71 ACRES	
262 LARGE CANOPY TREES PROVIDED (262 x 1256 S.F.)			
39% TREE CANOPY AREA PROVIDED	329,072 S.F.	7.55 ACRES	
<b>OPEN SPACE</b>			
SOUTHERN APARTMENT TRACT 964,603 x 8% = 77,169 S.F. REQUIRED			
SOUTHERN APARTMENT TRACT PROVIDED (10.1%)			
	97,200 S.F. PROVIDED		
<b>LANDSCAPE SITE ELEMENT POINTS</b>			
30 OVERALL SITE POINTS REQUIRED.			
RIGHT OF WAY ELEMENTS APPLIED			
ONE LARGE CANOPY TREE PER 40 L.F.		5 POINTS	
3' HIGH CONTINUOUS EVERGREEN HEDGE		5 POINTS	
PARKING LOT ELEMENTS APPLIED			
INTERNAL LANDSCAPE ISLANDS AT A RATE OF 1 PER		5 POINTS	
10 SPACES WITH ONE CANOPY TREE		5 POINTS	
END CAP ISLANDS WITH ONE CANOPY TREE		5 POINTS	
OTHER SITE ELEMENTS APPLIED			
AT LEAST 15% OF PROPOSED PLANTS ARE DROUGHT TOLERANT PER APPROVED PLANT LIST		5 POINTS	
EACH PLANTED CANOPY TREE MEETS 4" CALIPER AT PLANTING		5 POINTS	
		30 POINTS	
<b>LANDSCAPE BUFFER POINTS</b>			
EAST - BETWEEN RESIDENTIAL AND MULTI-FAMILY (10' BUFFER AND 20 POINTS)			
168,000 L.F. - BUFFER ELEMENTS APPLIED			
ONE LARGE CANOPY TREE PER 30 L.F. (168 / 30 = 5.6)		10 POINTS	
5' OR MORE FEET OF ADDITIONAL LAND BUFFER PROVIDED		5 POINTS	
PRESERVATION OF EXISTING CANOPY TREES WITHIN 50% OF THE BUFFER AREA.		5 POINTS	
		20 POINTS	
SOUTH - BETWEEN INSTITUTIONAL AND MULTI-FAMILY (10' BUFFER AND 20 POINTS)			
1048 L.F. - BUFFER ELEMENTS APPLIED			
ONE LARGE CANOPY TREE PER 30 L.F. (1048 / 30 = 35)		10 POINTS	
5' OR MORE FEET OF ADDITIONAL LAND BUFFER PROVIDED		5 POINTS	
PRESERVATION OF EXISTING CANOPY TREES WITHIN 50% OF THE BUFFER AREA.		5 POINTS	
		20 POINTS	
<b>STREET BUFFER TREES</b>			
ONE CANOPY TREE PER 40 L.F. STREET FRONTAGE			
PRIVATE ROAD FRONTAGE L.F.			
REQUIRED STREET BUFFER TREES (595 / 40 = 14.8)		15 TREES	
STREET BUFFER TREES PROVIDED		15 TREES	
<b>STREET TREE</b>			
ONE CANOPY TREE PER 30 L.F. STREET FRONTAGE			
PRIVATE ROAD FRONTAGE L.F.			
REQUIRED STREET TREES (595 / 30 = 19.8)		20 TREES	
STREET TREES PROVIDED		20 TREES	
NORTH LOCUST STREET FRONTAGE L.F.			
REQUIRED STREET TREES (210 / 30 = 7)		7 TREES	
STREET TREES PROVIDED		7 TREES	
FUTURE - ATLAS DRIVE FRONTAGE L.F.			
REQUIRED STREET TREES (1034 / 30 = 34.4)		35 TREES	
STREET TREES PROVIDED		35 TREES	
FUTURE - HERCULES LANE FRONTAGE L.F.			
REQUIRED STREET TREES (129 / 30 = 4.3)		5 TREES	
STREET TREES PROVIDED 1 EXISTING (182 CALIPER INCHES)		1 TREES	

LARGE CANOPY TREES - SOUTH LOT				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
28		CHINQUAPIN OAK	<i>Quercus muhlenbergii</i>	4" caliper, 10'-12" HL / 6'-7" spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
91		LACEYBARK ELM	<i>Ulmus parvifolia vespertina</i>	4" caliper, 10'-12" HL / 6'-7" spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
4		BALD CYPRESS	<i>Taxodium distichum</i>	4" caliper, 10'-12" HL / 6'-7" spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
62		LIVE OAK	<i>Quercus virginiana</i>	4" caliper, 10'-12" HL / 6'-7" spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
38		CHINESE PISTACHE	<i>Ficus chinensis</i>	4" caliper, 10'-12" HL / 6'-7" spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
39		SHUMARD RED OAK	<i>Quercus shumardii</i>	4" caliper, 10'-12" HL / 6'-7" spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
ORNAMENTAL TREES - SOUTH LOT				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
11		CHEROKEE GRAPE MYRTLE	<i>Lagerstroemia indica 'Cherokee'</i>	1" caliper per trunk, 3 trunk minimum, 8" HL/4" spread, 30 gallon container, specimen



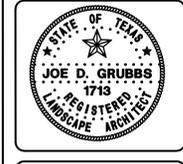
**EXISTING TREES**  
 NOTE: ALL EXISTING PERIMETER TREES TO REMAIN, EXCEPT TREES REQUIRED TO BE REMOVED FOR THE ATLAS ROAD EXTENSION AND NORTH LOCUST STREET ROW DEDICATION AND IMPROVEMENTS.

Date:	
Revisions:	
#	

Issued For:  
**SUBMITTAL**  
 Job No.  
 21118  
 Scale  
 1" = 40'-0"  
 Drawn By:  
 JDG  
 Date  
 07-23-2024

# Landmark Residential

Denton Texas



# Landscape Plan Southern Lot

Sheet Title:  
 L3  
 of L5 Sheets



Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

**EXISTING TREES**

NOTE: ALL EXISTING PERIMETER TREES TO REMAIN, EXCEPT TREES REQUIRED TO BE REMOVED FOR THE ATLAS ROAD EXTENSION, AND NORTH LOCUST STREET ROW DEDICATION AND IMPROVEMENTS.

CANOPY TREES	
SYMBOL	COMMON NAME
	CHINQUAPIN OAK
	LACEBARK ELM
	BALD CYPRESS
	LIVE OAK
	CHINESE PISTACHE
	SHUMARD RED OAK

ORNAMENTAL TREES	
SYMBOL	COMMON NAME
	CHEROKEE GRAPE MYRTLE

TREE LOCATION SYMBOLS	
SYMBOL	LOCATION
	ON SITE STREET TREE
	STREET BUFFER TREE
	PERIMETER BUFFER TREE

Date:	
Revisions:	
#	

Issued For:  
SUBMITTAL  
Job No.  
2111B  
Scale  
1" = 40'-0"  
Drawn By:  
JDG  
Date  
07-23-2024

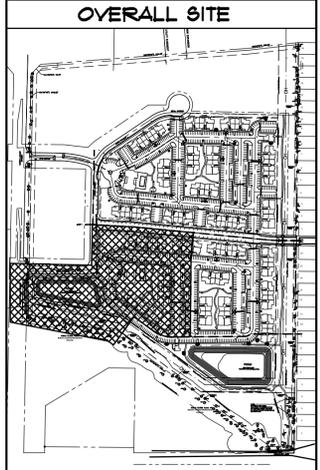
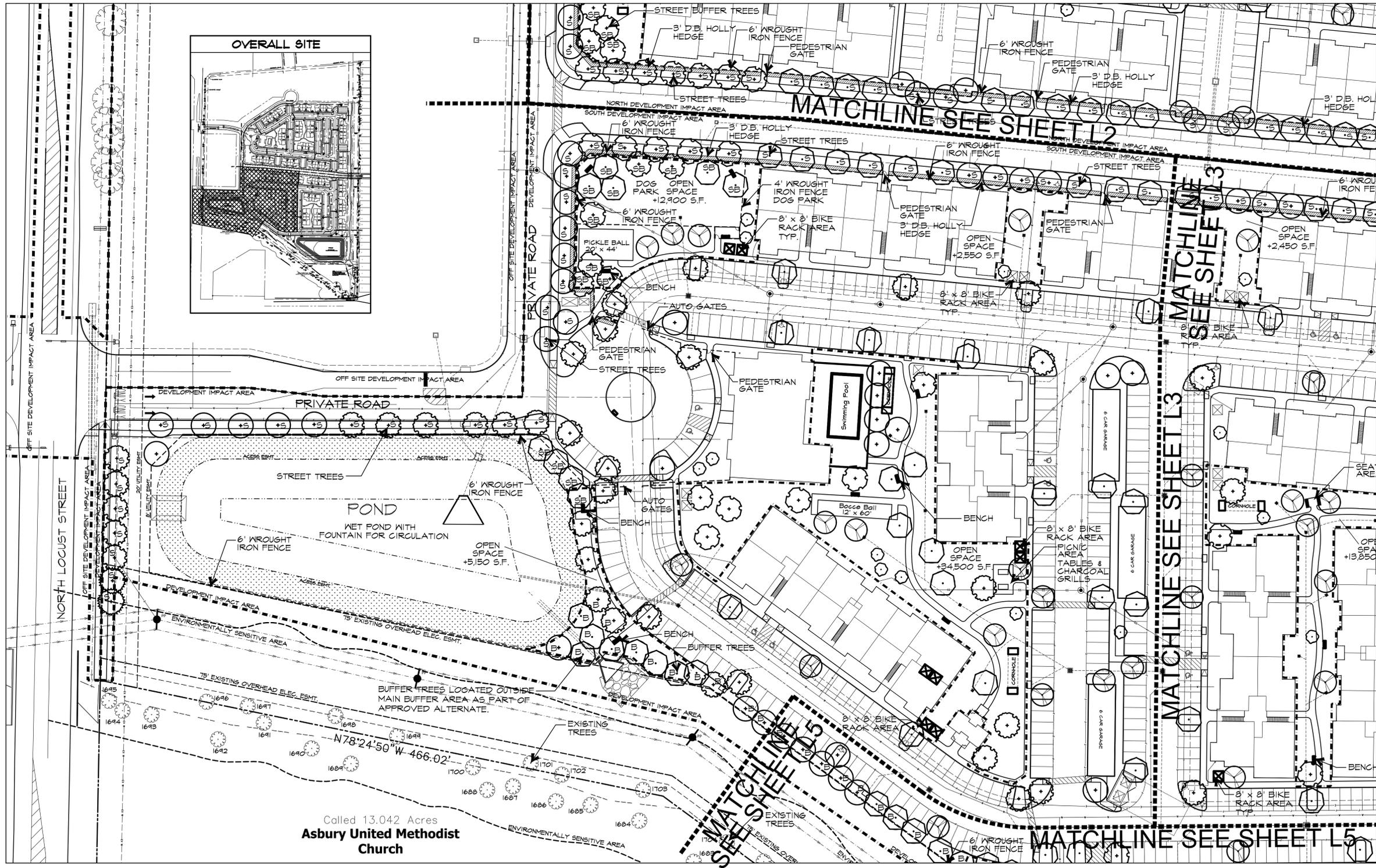
# Landmark Residential

Denton Texas

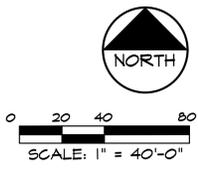


## Landscape Plan Southern Lot

Sheet Number:  
**L4**  
of L5 Sheets

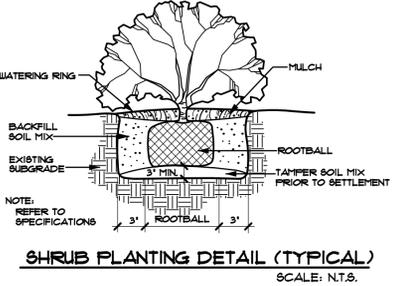
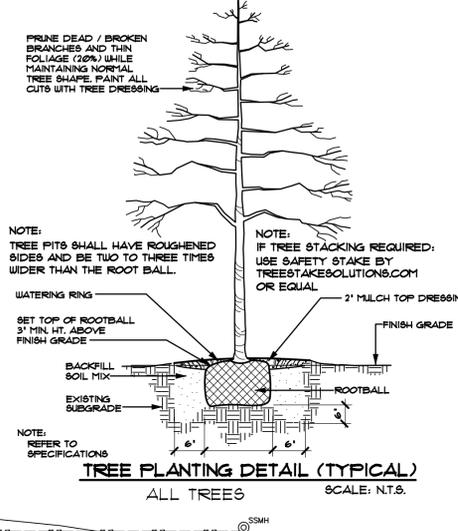
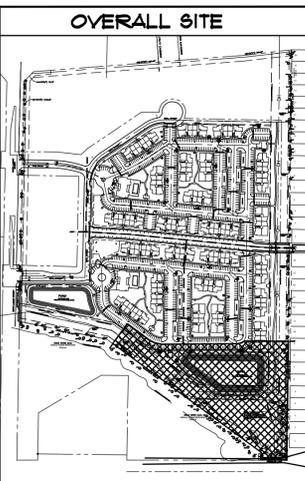
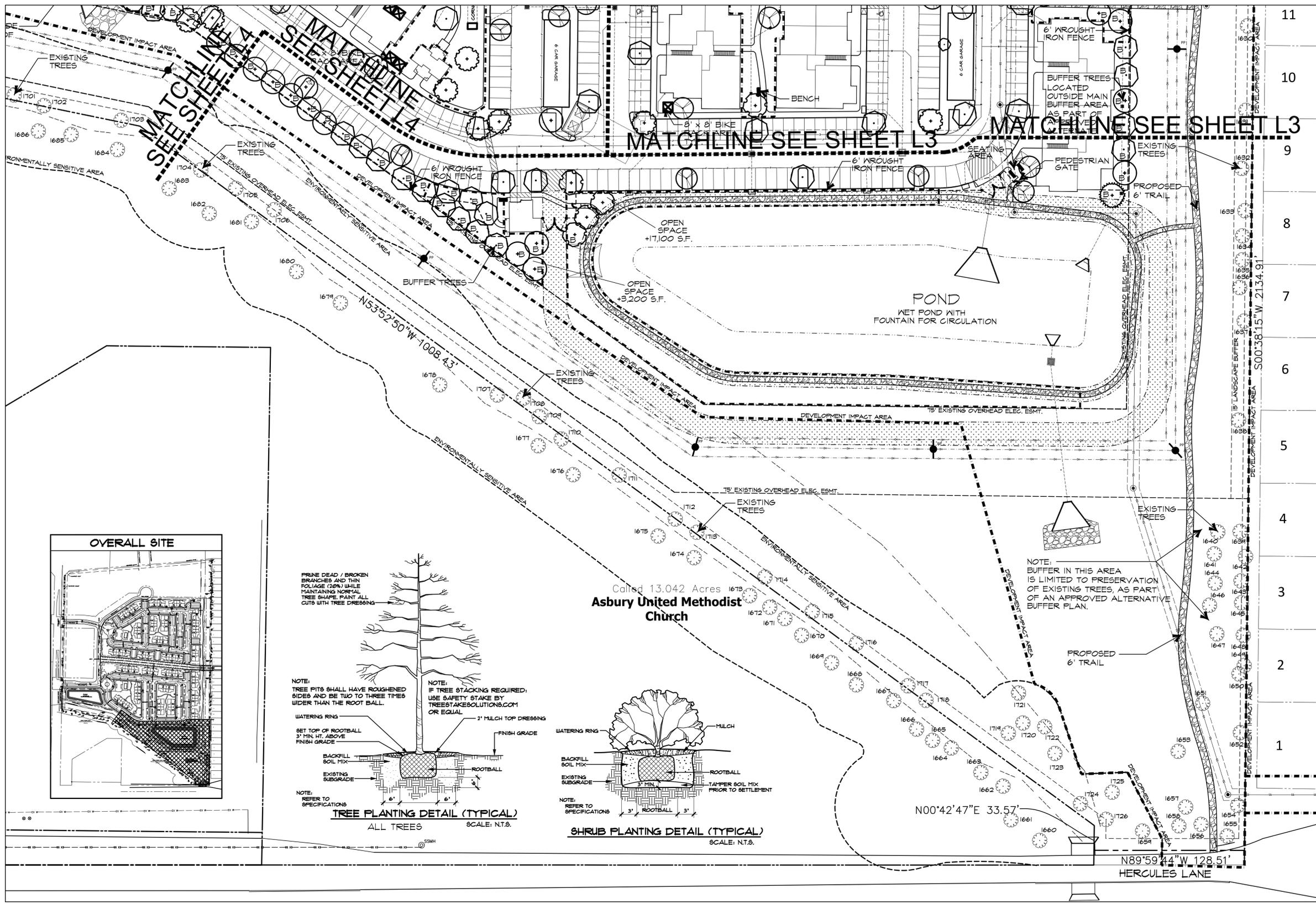


Called 13.042 Acres  
**Asbury United Methodist Church**



PROJECT NUMBER: ASUP23-0001

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



CANOPY TREES	
SYMBOL	COMMON NAME
	CHINQUAPIN OAK
	LACEBARK ELM
	BALD CYPRESS
	LIVE OAK
	CHINESE PISTACHE
	SHUMARD RED OAK

ORNAMENTAL TREES	
SYMBOL	COMMON NAME
	CHEROKEE GRAPE MYRTLE

TREE LOCATION SYMBOLS	
SYMBOL	LOCATION
	ON SITE STREET TREE
	STREET BUFFER TREE
	PERIMETER BUFFER TREE

Date:	
Revisions:	
#	

Issued For:  
SUBMITTAL  
Job No.  
21118  
Scale  
1" = 40'-0"  
Drawn By:  
JDG  
Date  
07-23-2024

# Landmark Residential

Denton Texas

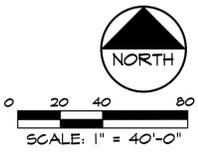


# Landscape Plan

## Southern Lot

Sheet Number:  
**L5**  
of L5 Sheets

**EXISTING TREES**  
NOTE: ALL EXISTING PERIMETER TREES TO REMAIN, EXCEPT TREES REQUIRED TO BE REMOVED FOR THE ATLAS ROAD EXTENSION, AND NORTH LOCUST STREET ROW DEDICATION AND IMPROVEMENTS.



PROJECT NUMBER: ASUP23-0001

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

July 23, 2024

Sean Jacobson  
Associate Planner  
Department of Development Services | Planning Division  
401 N Elm St.  
Denton, TX 76201

**RE: ALTERNATIVE LANDSCAPE PLAN MEMO**

Project: Landmark Multifamily  
Project Number: ASUP 23-0001

To Whom It May Concern

The Landmark Multifamily project requires a variance from the City of Denton Development Code, Chapter 7.7.5.F. Below are the specific sections of the code that the project does not adhere to, the reasons for these discrepancies, and the proposed alternatives that address or exceed these requirements.

*Subchapter 7.7.5.F, Table 7.E Section B* lists minimum parking lot landscaping elements and requires lots to include a minimum of at least 2 of the elements listed. The specific elements requiring a deviation from the code calls for End caps and Internal Landscape Islands with an area of at least 9' by 18', each containing at least one large canopy tree.

Variance is necessary due to the need for solid waste and pedestrian pathways providing access to dumpster areas and pedestrian amenities in 5 locations across the Northern drive of tract 3.

The proposed alternative calls for a relocated endcap tree to a non-turfed landscape area adjacent to the parking row the island is intended to serve. The original endcap or landscape island needing variance are called to be landscaped with both non-turf groundcover and an ornamental tree. Additionally, the areas with relocated tree locations provide a minimum area of 162 SF of groundcover to ensure the trees in them can thrive.

Regards,



Jason Pyka, PE  
Senior Project Manager

# THE APARTMENTS AT DENTON

624 UNIT APARTMENT COMMUNITIES  
 LOOP 288 & CR 2164, DENTON TEXAS

VICINITY MAP



ISSUE 01-08-24

**INDEX**

A0	COVER PAGE
A2	ARCH SITE PLAN NORTH PARCEL
A3	ARCH SITE PLAN SOUTH PARCEL
A4	BLDG I A ELEVATIONS
A5	BLDG I B ELEVATIONS
A6	BLDG I STREET ELEVATIONS
A7	BLDG I STREET ELEVATIONS
A8	BLDG II A ELEVATIONS
A9	BLDG III A ELEVATIONS
A10	BLDG III STREET ELEVATIONS
A11	BLDG III STREET ELEVATIONS
A12	TRASH ENCLOSURE
A13	GARAGE DESIGN



<p><b>LANDMARK COMPANIES</b>                  21500 BISCAYNE BOULEVARD 4TH FLOOR - SUITE 402 AVENTURA, FL 33180                  PHONE: 954-455-0336</p>	<p><b>OWNER</b>                  CONTACT:</p>
<p><b>IKEMIRE ARCHITECTS</b>                  16660 DALLAS PARKWAY, SUITE 2900 DALLAS, TX 75248                  PHONE: 972-248-2486</p>	<p><b>ARCHITECTS</b>                  CONTACT:                  ROSS IKEMIRE</p>
<p><b>MANHARD CONSULTING</b>                  12225 GREENVILLE AVENUE, SUITE 1000, DALLAS, TX 75243                  PHONE: 972-972-4255</p>	<p><b>CIVIL ENGINEERS</b>                  CONTACT:</p>
<p><b>GRUBBS DESIGN GROOUP</b>                  403 S. TENNESSEE ST. MCKINNEY, TX 75069                  PHONE: 972-548-5020</p>	<p><b>LANDSCAPING ARCH.</b>                  CONTACT:                  JOE GRUBBS</p>

**CODE INFORMATION**

**ZONING AND CONSTRUCTION TYPE**  
 ZONING:  
 CONSTRUCTION TYPE: VA (NON-RATED) VB (CLUB)

**OCCUPANCY**  
 GROUP R2 - 2 STORY APARTMENT BUILDINGS

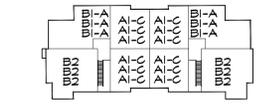
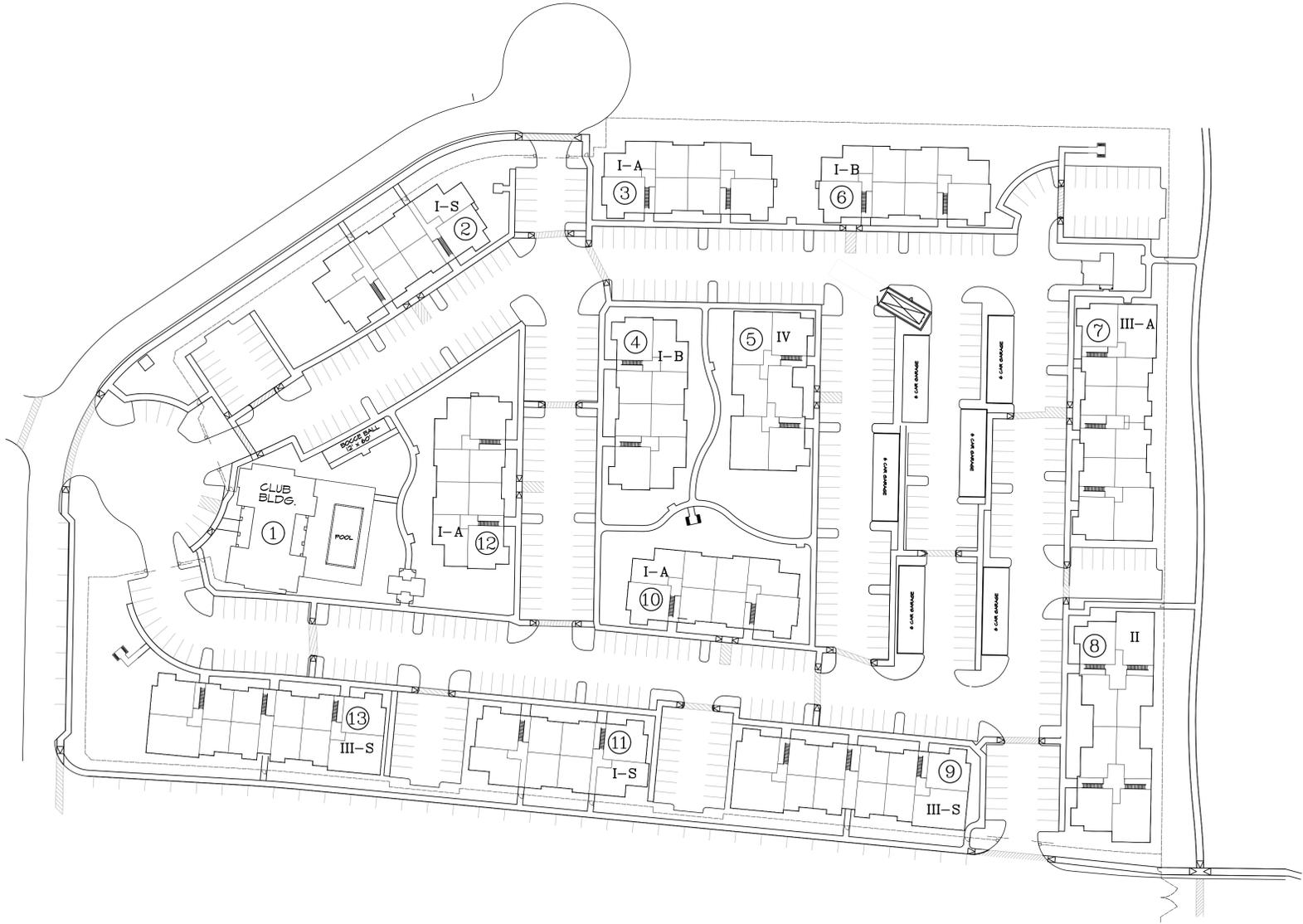
**SPRINKLER TYPE**  
 I3 R - LOW RISE RESIDENTIAL

**APPLICABLE CODES - CITY OF DENTON, TEXAS**  
 2012 INTERNATIONAL RESIDENTIAL CODE (WITH CITY OF CROWLEY AMMENDMENTS)  
 2012 INTERNATIONAL BUILDING CODE (WITH CITY OF CROWLEY AMMENDMENTS)  
 2012 INTERNATIONAL PLUMBING CODE (WITH CITY OF CROWLEY AMMENDMENTS)  
 2012 INTERNATIONAL MECHANICAL CODE (WITH CITY OF CROWLEY AMMENDMENTS)  
 2011 NATIONAL ELECTRIC CODE (WITH CITY OF CROWLEY AMMENDMENTS)  
 2012 INTERNATIONAL FUEL GAS CODE (WITH CITY OF CROWLEY AMMENDMENTS)  
 2015 INTERNATIONAL ENERGY CONSERVATION CODE (WITH CITY OF CROWLEY AMMENDMENTS)

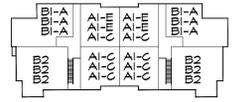
2015 NAECA  
 2012 TAS (TEXAS ACCESSIBILITY STANDARDS)  
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN  
 ICC/A117.1-2009  
 FAIR HOUSING ACT 1998

SITE PROGRAM - DENTON SOUTH APTS				
APARTMENT UNITS				
UNIT TYPE	UNIT DESCRIPTION	NO. OF UNITS	UNIT SQ. FT.	TOTAL SQ. FT.
AI-A	1 BEDROOM / 1 BATH	58	630	36,540
AI-B	1 BEDROOM / 1 BATH	6	704	4,224
AI-C	1 BEDROOM / 1 BATH	76	720	54,720
AI-D	1 BEDROOM / 1 BATH	8	724	5,792
AI-E	1 BEDROOM / 1 BATH	8	807	6,456
BI-A	2 BEDROOM / 2 BATH	60	974	58,440
B2	2 BEDROOM / 2 BATH	72	1,091	78,612
G1	3 BEDROOM / 2 BATH	50	1,241	62,050
TOTAL APT UNITS		318		280,914
AVG. SF PER UNIT		885		
ANCILLARY BUILDINGS				
CLUB BUILDING AND LEASING				6,000 S.F.
MAINTENANCE				562 S.F.
MAIL				602 S.F.
TOTAL BUILDING AREA				PROV 288,078

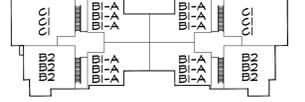
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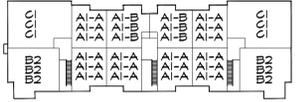
5 - BLDG. TYPE I-A4B @ 24 UNITS EA.  
 3 - STORY  
 8,378 SQ. FT. FOOTPRINT  
 20,820 SQ. FT. LIVING



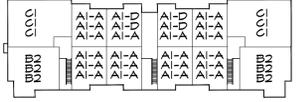
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 3 - STORY  
 8,882 SQ. FT. FOOTPRINT  
 21,068 SQ. FT. LIVING



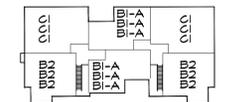
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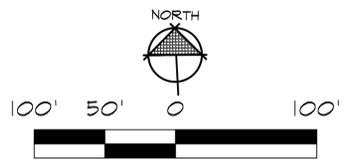
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 3 - STORY  
 12,134 SQ. FT. FOOTPRINT  
 29,616 SQ. FT. LIVING



2 - BLDG. TYPE III-S @ 36 UNITS EA.  
 3 - STORY  
 12,134 SQ. FT. FOOTPRINT  
 29,568 SQ. FT. LIVING



1 - BLDG. TYPE IV - @ 18 UNITS EA.  
 3 - STORY  
 8,104 SQ. FT. FOOTPRINT  
 19,526 SQ. FT. LIVING



6 GARAGES

6 - 6 CAR GARAGES

01- ARCHITECTURAL SITE PLAN NORTH PROPERTY

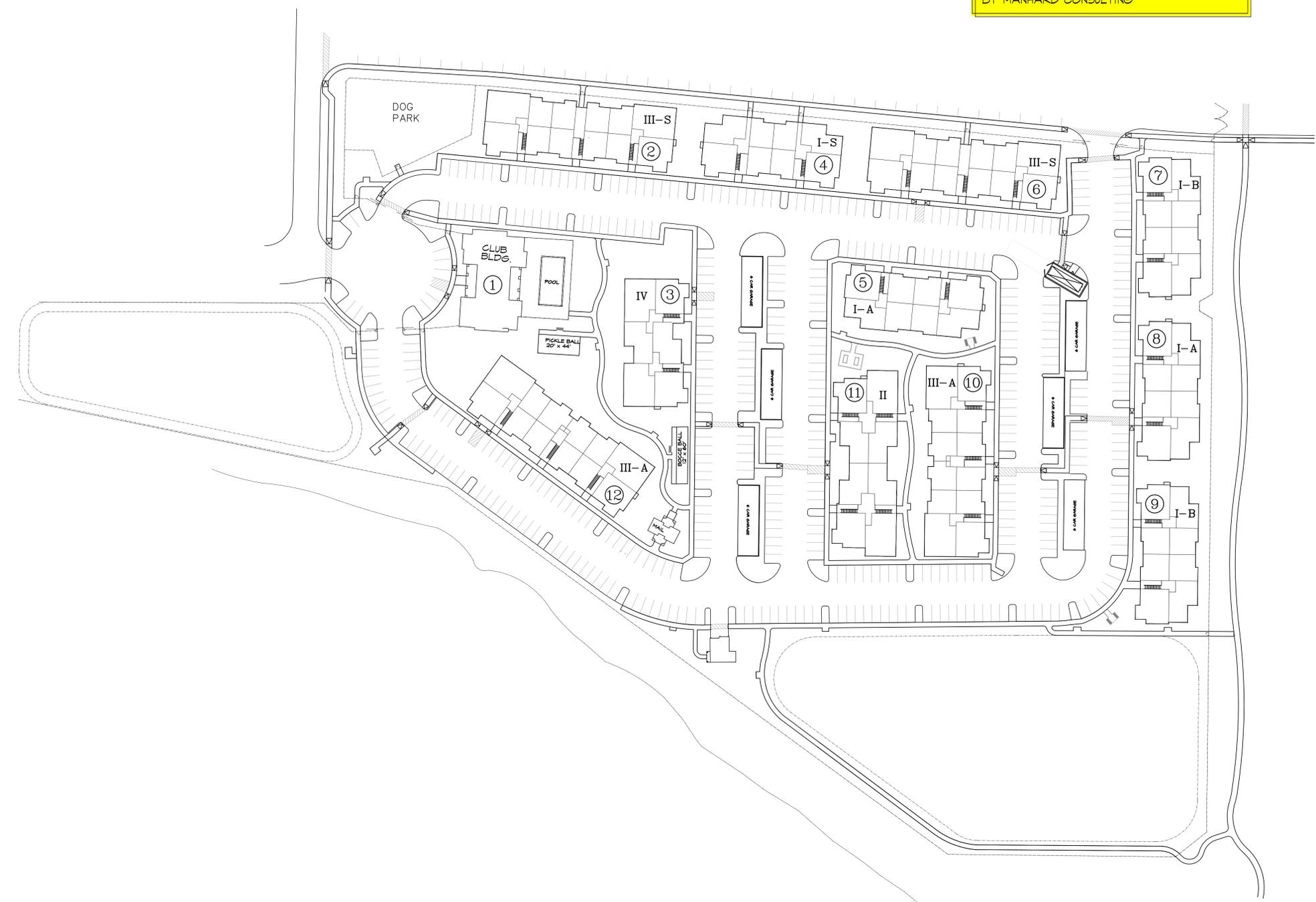
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ASUP 23-0001

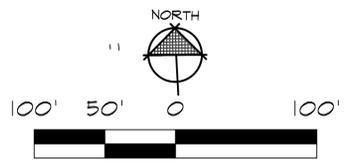
A2

SITE PROGRAM - DENTON SOUTH APTS				
APARTMENT UNITS				
UNIT TYPE	UNIT DESCRIPTION	NO. OF UNITS	UNIT SQ. FT.	TOTAL SQ. FT.
AI-A	1 BEDROOM / 1 BATH	76	630	47,880
AI-B	1 BEDROOM / 1 BATH	12	704	8,448
AI-C	1 BEDROOM / 1 BATH	56	720	40,320
AI-D	1 BEDROOM / 1 BATH	8	724	5,852
AI-E	1 BEDROOM / 1 BATH	4	807	3,228
BI	2 BEDROOM / 2 BATH	48	974	46,842
B2	2 BEDROOM / 2 BATH	66	1,051	69,366
GI	3 BEDROOM / 2 BATH	56	1,241	69,476
TOTAL APT UNITS		306		268,542
AVG. SF PER UNIT		878		
ANCILLARY BUILDINGS				
CLUB BUILDING AND LEASING			6,000 S.F.	
MAINTENANCE			562 S.F.	
MAIL			602 S.F.	
TOTAL BUILDING AREA			PROV 275,706	

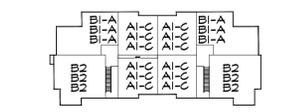
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NOTE: ARCHITECTURAL SITE PLAN FOR REF ONLY. REFER TO SITE PLAN PREPARED BY MANHARD CONSULTING



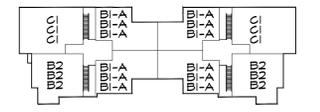
Towne North Addition



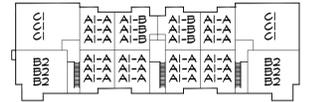
4 - BLDG. TYPE I-A4B - @ 24 UNITS EA.  
 3 - STORY  
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 20,820 SQ. FT. LIVING



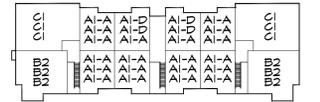
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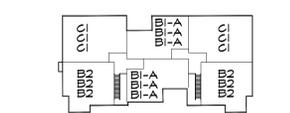
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 25,800 SQ. FT. LIVING



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 12,134 SQ. FT. FOOTPRINT  
 29,616 SQ. FT. LIVING



2 - BLDG. TYPE III-S - @ 24 UNITS EA.  
 3 - STORY  
 12,134 SQ. FT. FOOTPRINT  
 29,568 SQ. FT. LIVING



1 - BLDG. TYPE IV - @ 18 UNITS EA.  
 3 - STORY  
 8,104 SQ. FT. FOOTPRINT  
 19,526 SQ. FT. LIVING

6 GARAGES  
 6 - 6 CAR GARAGES

01- ARCHITECTURAL SITE PLAN SOUTH PROPERTY

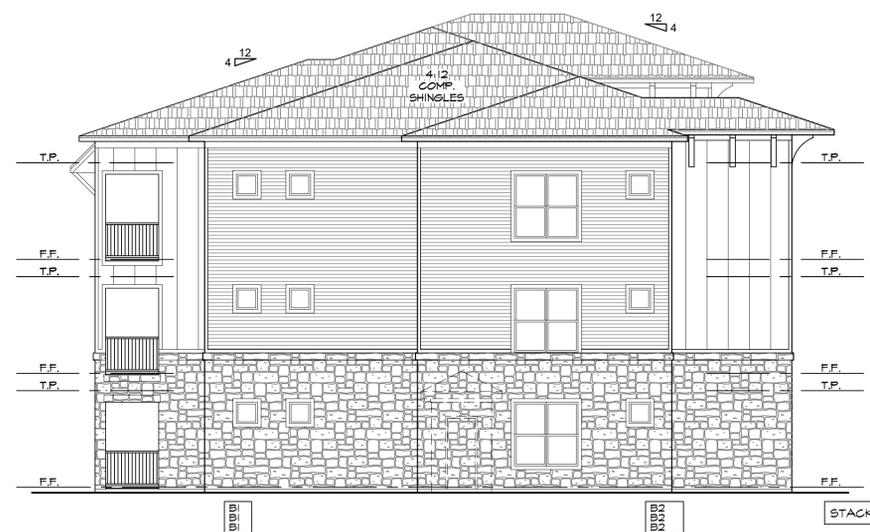
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ASUP 23-0001



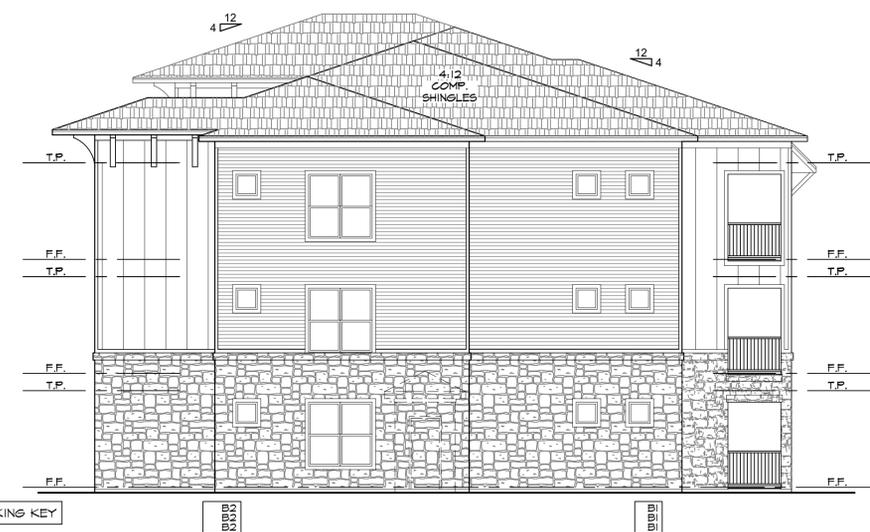
BLDG TYPE I-A FRONT ELEV

SCALE: 1/8" = 1'-0"



FIRE SPRINKLER RM. REFER SITE PLAN A2 FOR LOCATION  
 REF. A 3104 FOR DETAIL

MATERIAL CALC.							
ELEVATION	STONE	STUCCO	SIDING	TOTAL	%STONE	%STUCCO	%SIDING
FRONT	1104 S.F.	00 S.F.	1349 S.F.	2453 S.F.	36%	0%	64%
REAR	1151 S.F.	00 S.F.	1447 S.F.	2598 S.F.	44%	0%	56%
LEFT	706 S.F.	00 S.F.	1004 S.F.	1710 S.F.	41%	0%	59%
RIGHT	706 S.F.	00 S.F.	1004 S.F.	1710 S.F.	41%	0%	59%
TOTAL	5669 S.F.	00 S.F.	4804 S.F.	10473 S.F.	43%	0%	57%



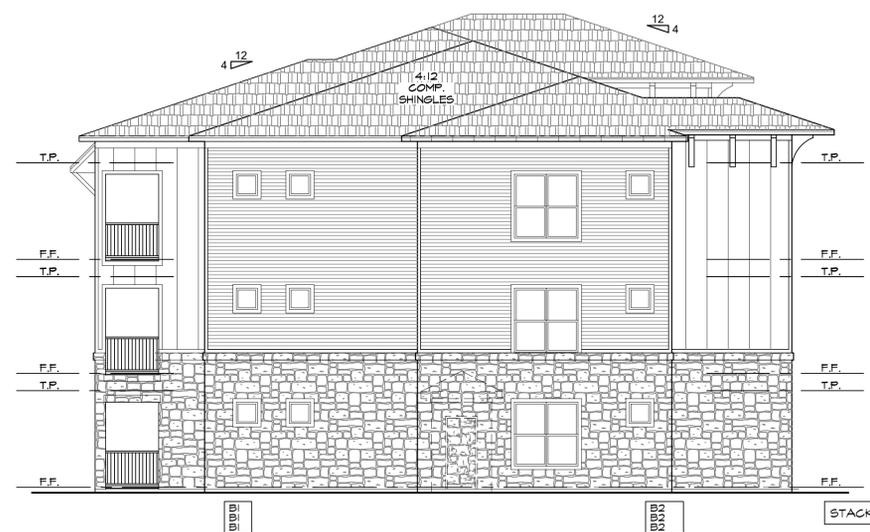
FIRE SPRINKLER RM. REFER SITE PLAN A2 FOR LOCATION  
 REF. A 3104 FOR DETAIL



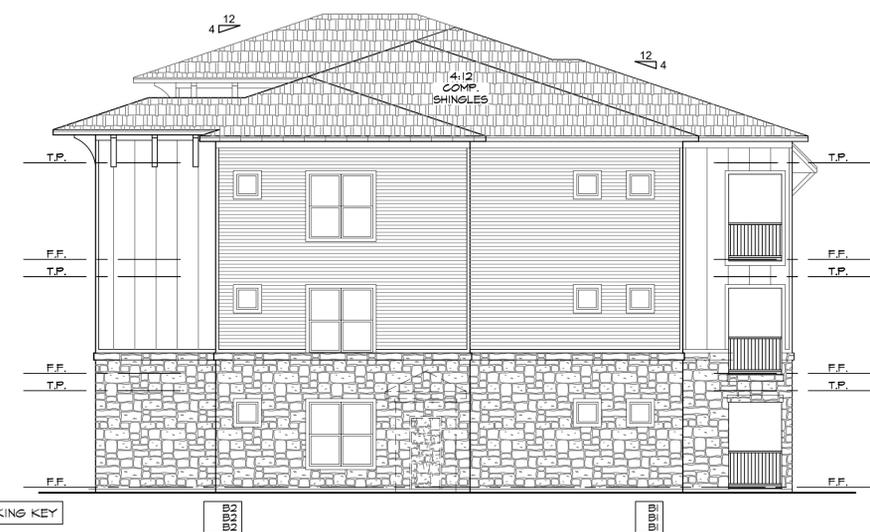


BLDG TYPE I-B FRONT ELEV

SCALE: 1/8" = 1'-0"



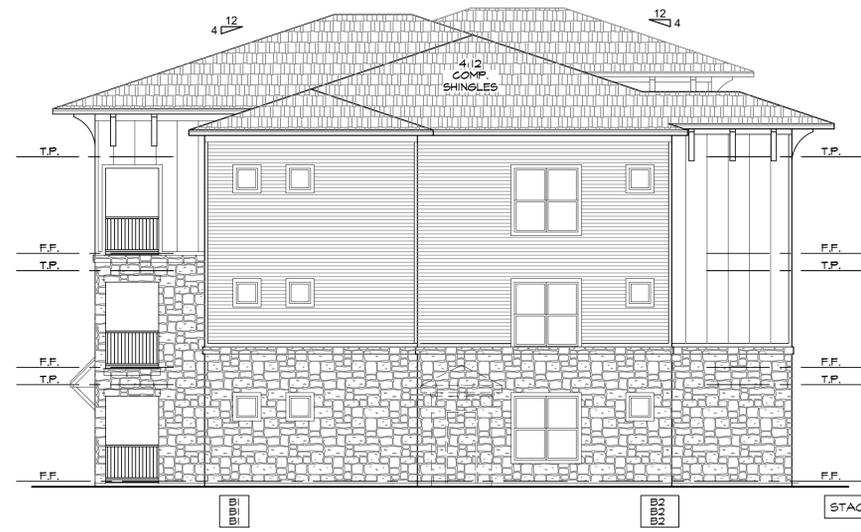
MATERIAL CALC.							
ELEVATION	STONE	STUCCO	SIDING	TOTAL	%STONE	%STUCCO	%SIDING
FRONT	761 S.F.	525 S.F.	1,544 S.F.	2,495 S.F.	25%	11%	64%
REAR	1,371 S.F.	00 S.F.	1,447 S.F.	2,384 S.F.	44%	0%	56%
LEFT	706 S.F.	00 S.F.	1,004 S.F.	1,710 S.F.	41%	0%	59%
RIGHT	706 S.F.	00 S.F.	1,004 S.F.	1,710 S.F.	41%	0%	59%
TOTAL	5,280 S.F.	525 S.F.	4,804 S.F.	8,487 S.F.	34%	4%	57%



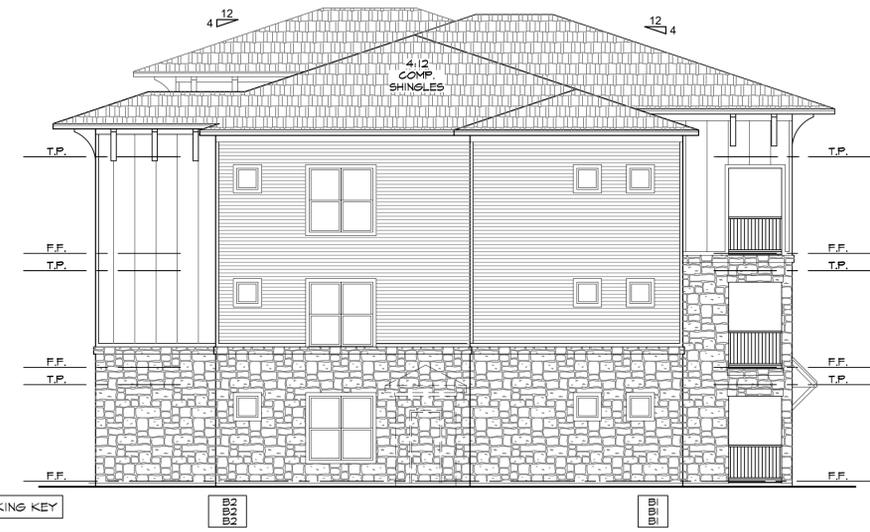


**BLDG TYPE I S FRONT ELEV**

SCALE: 1/8" = 1'-0"



MATERIAL CALC.							
ELEVATION	STONE	STUCCO	SIDING	TOTAL	%STONE	%STUCCO	%SIDING
FRONT	1,180 S.F.	00 S.F.	1,461 S.F.	2,641 S.F.	45%	0%	55%
REAR	1,470 S.F.	00 S.F.	1,320 S.F.	2,790 S.F.	57%	0%	43%
LEFT	710 S.F.	00 S.F.	471 S.F.	1,170 S.F.	45%	0%	55%
RIGHT	710 S.F.	00 S.F.	471 S.F.	1,170 S.F.	45%	0%	55%
<b>TOTAL</b>	<b>4,140 S.F.</b>	<b>00 S.F.</b>	<b>4,741 S.F.</b>	<b>8,881 S.F.</b>	<b>47%</b>	<b>0%</b>	<b>53%</b>



FIRE SPRINKLER  
 RM. REFER SITE PLAN A2  
 FOR LOCATION  
 REF. A 3104  
 FOR DETAIL

FIRE SPRINKLER  
 RM. REFER SITE PLAN A2  
 FOR LOCATION  
 REF. A 3104  
 FOR DETAIL





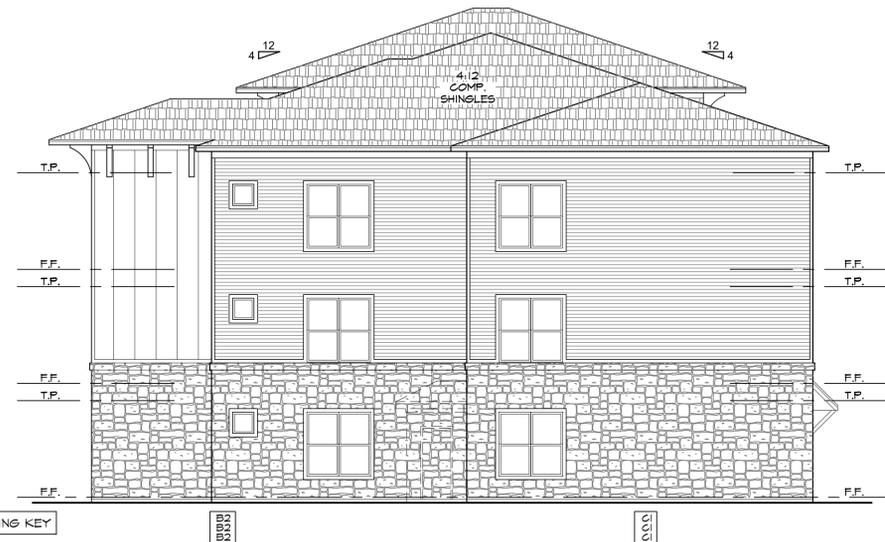


**BLDG TYPE II FRONT ELEV**

SCALE: 1/8" = 1'-0"



MATERIAL CALC.							
ELEVATION	STONE	STUCCO	SIDING	TOTAL	%STONE	%STUCCO	%SIDING
FRONT	1,455 S.F.	256 S.F.	1,945 S.F.	3,706 S.F.	39%	7%	54%
REAR	1,238 S.F.	00 S.F.	2,024 S.F.	3,427 S.F.	34%	0%	61%
LEFT	755 S.F.	00 S.F.	1,023 S.F.	1,828 S.F.	34%	0%	61%
RIGHT	755 S.F.	00 S.F.	1,023 S.F.	1,828 S.F.	34%	0%	61%
<b>TOTAL</b>	<b>4,203 S.F.</b>	<b>256 S.F.</b>	<b>6,250 S.F.</b>	<b>10,809 S.F.</b>	<b>40%</b>	<b>2%</b>	<b>58%</b>

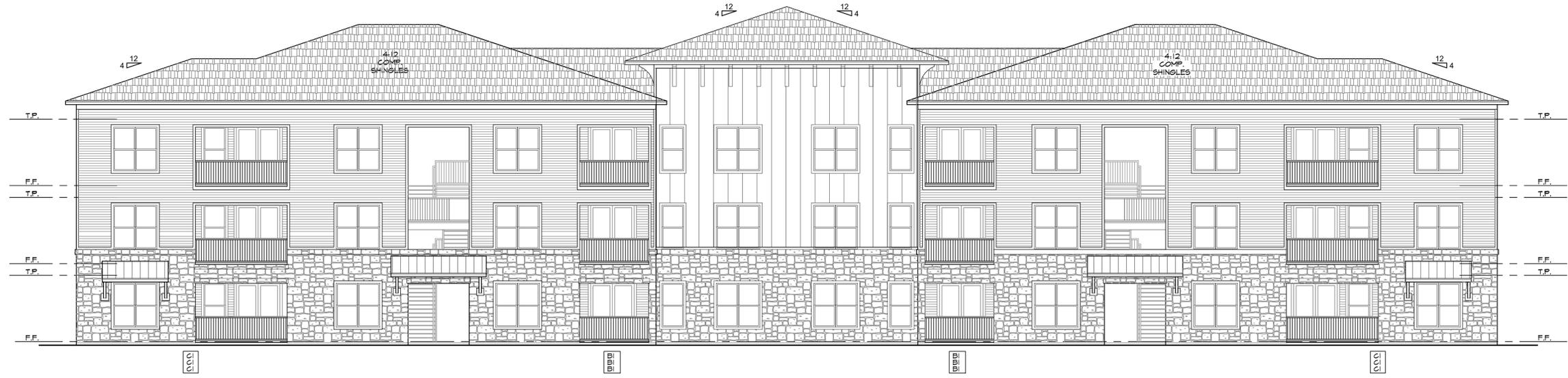


STACKING KEY

FIRE SPRINKLER  
 RM. REFER SITE PLAN A2  
 FOR LOCATION  
 REF. A 3104  
 FOR DETAIL

STACKING KEY

FIRE SPRINKLER  
 RM. REFER SITE PLAN A2  
 FOR LOCATION  
 REF. A 3104  
 FOR DETAIL





BLDG TYPE III FRONT ELEV

SCALE: 1/8" = 1'-0"



MATERIAL CALC.							
ELEVATION	STONE	STUCCO	SIDING	TOTAL	%STONE	%STUCCO	%SIDING
FRONT	1,040 S.F.	346 S.F.	1,445 S.F.	3,481 S.F.	31%	11%	54%
REAR	1,445 S.F.	00 S.F.	2,004 S.F.	3,454 S.F.	42%	0%	58%
LEFT	760 S.F.	00 S.F.	1,041 S.F.	1,801 S.F.	41%	0%	59%
RIGHT	760 S.F.	00 S.F.	1,041 S.F.	1,801 S.F.	41%	0%	59%
TOTAL	4,055 S.F.	346 S.F.	6,186 S.F.	10,687 S.F.	38%	4%	58%



STACKING KEY  
 FIRE SPRINKLER  
 RM. REFER SITE PLAN A2  
 FOR LOCATION  
 REF. A 3104  
 FOR DETAIL

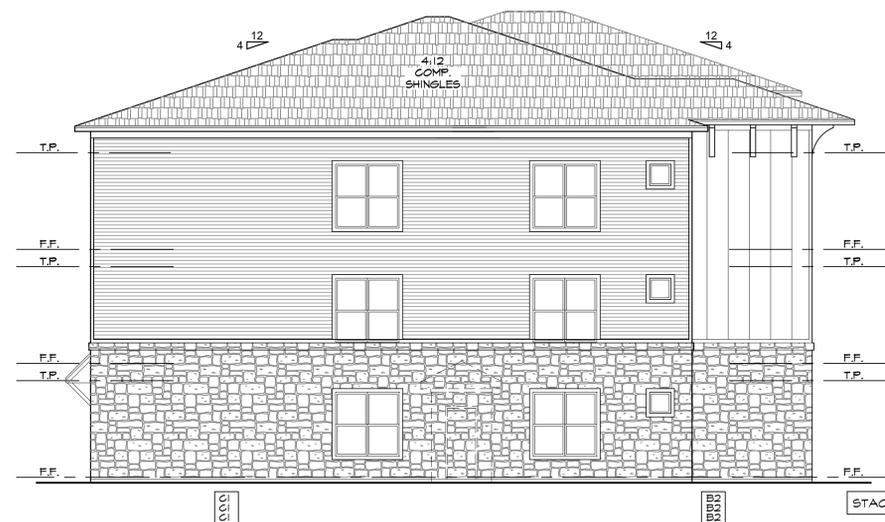
STACKING KEY  
 FIRE SPRINKLER  
 RM. REFER SITE PLAN A2  
 FOR LOCATION  
 REF. A 3104  
 FOR DETAIL





**BLDG TYPE III-S FRONT ELEV**

SCALE: 1/8" = 1'-0"



MATERIAL CALC.							
ELEVATION	STONE	STUCCO	SIDING	TOTAL	%STONE	%STUCCO	%SIDING
FRONT	475 S.F.	346 S.F.	1,894 S.F.	3,228 S.F.	30%	12%	58%
REAR	1,440 S.F.	00 S.F.	2,002 S.F.	3,442 S.F.	42%	0%	58%
LEFT	794 S.F.	00 S.F.	1,041 S.F.	1,835 S.F.	43%	0%	57%
RIGHT	794 S.F.	00 S.F.	1,041 S.F.	1,835 S.F.	43%	0%	57%
<b>TOTAL</b>	<b>5,481 S.F.</b>	<b>346 S.F.</b>	<b>6,045 S.F.</b>	<b>10,420 S.F.</b>	<b>38%</b>	<b>4%</b>	<b>58%</b>



STACKING KEY  
 FIRE SPRINKLER  
 RM. REFER SITE PLAN A2  
 FOR LOCATION  
 REF. A 3104  
 FOR DETAIL

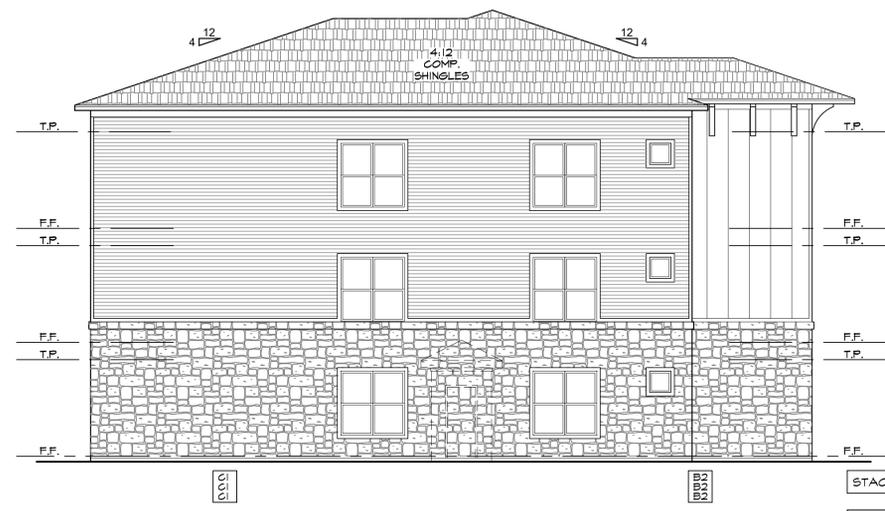
STACKING KEY  
 FIRE SPRINKLER  
 RM. REFER SITE PLAN A2  
 FOR LOCATION  
 REF. A 3104  
 FOR DETAIL



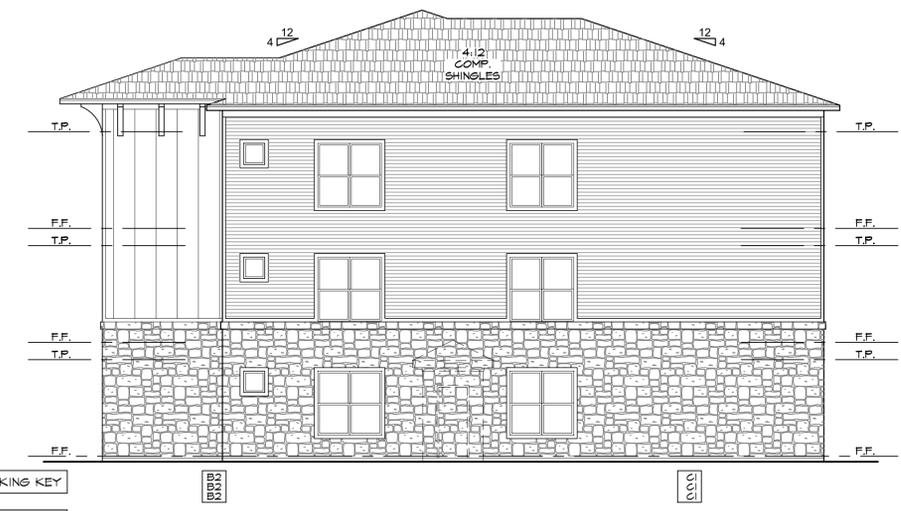


BLDG TYPE IV FRONT ELEV

SCALE: 1/8" = 1'-0"



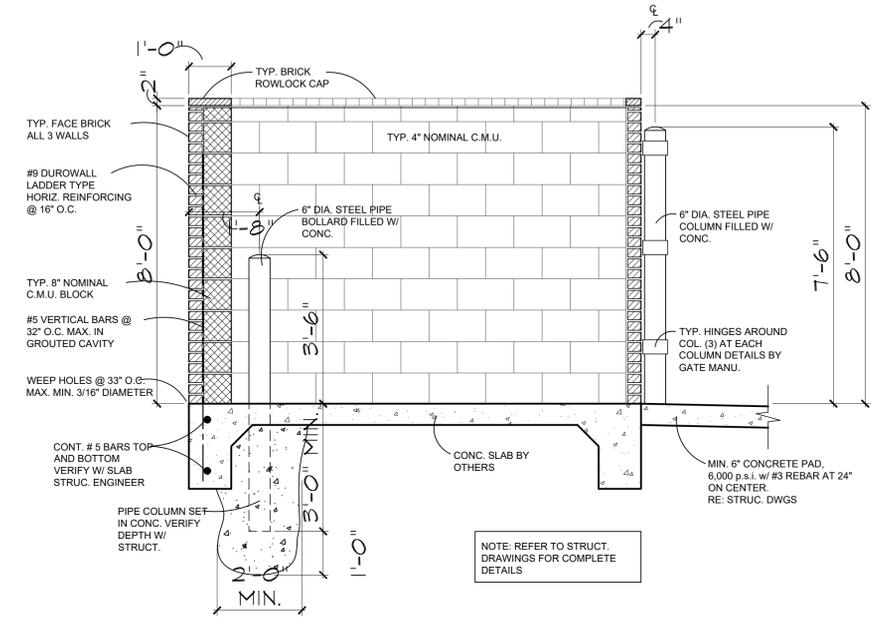
MATERIAL CALC.							
ELEVATION	STONE	STUCCO	SIDING	TOTAL	%STONE	%STUCCO	%SIDING
FRONT	436 S.F.	00 S.F.	1,244 S.F.	2,182 S.F.	45%	0%	57%
REAR	1,066 S.F.	00 S.F.	1,424 S.F.	2,442 S.F.	45%	0%	57%
LEFT	761 S.F.	00 S.F.	1,091 S.F.	1,852 S.F.	41%	0%	59%
RIGHT	761 S.F.	00 S.F.	1,091 S.F.	1,852 S.F.	41%	0%	59%
TOTAL	5,926 S.F.	00 S.F.	4,850 S.F.	8,576 S.F.	42%	0%	58%



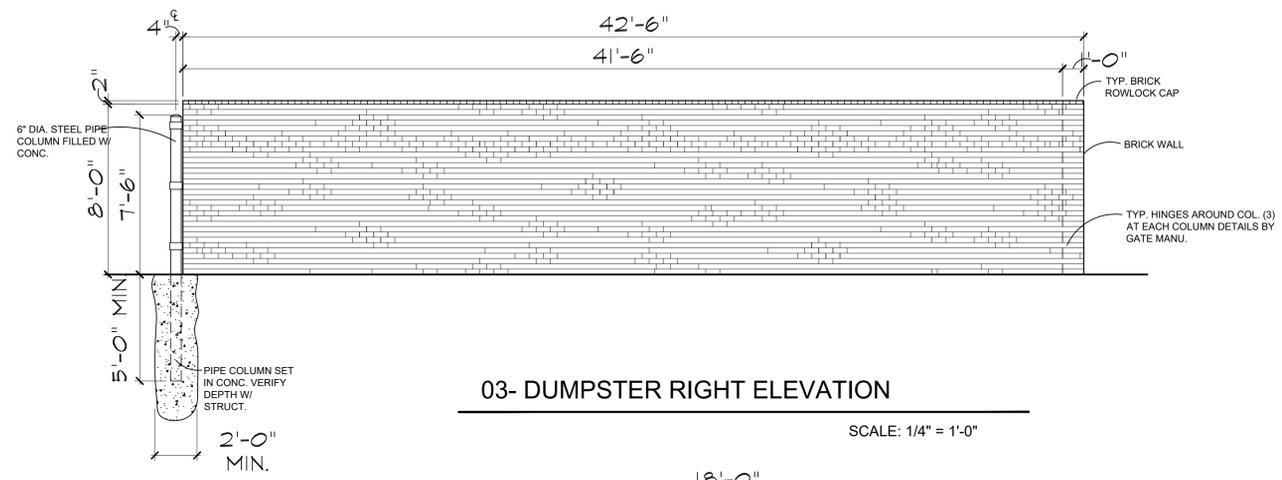
STACKING KEY  
 FIRE SPRINKLER  
 RM. REFER SITE PLAN A2  
 FOR LOCATION  
 REF. A 3104  
 FOR DETAIL

STACKING KEY  
 FIRE SPRINKLER  
 RM. REFER SITE PLAN A2  
 FOR LOCATION  
 REF. A 3104  
 FOR DETAIL

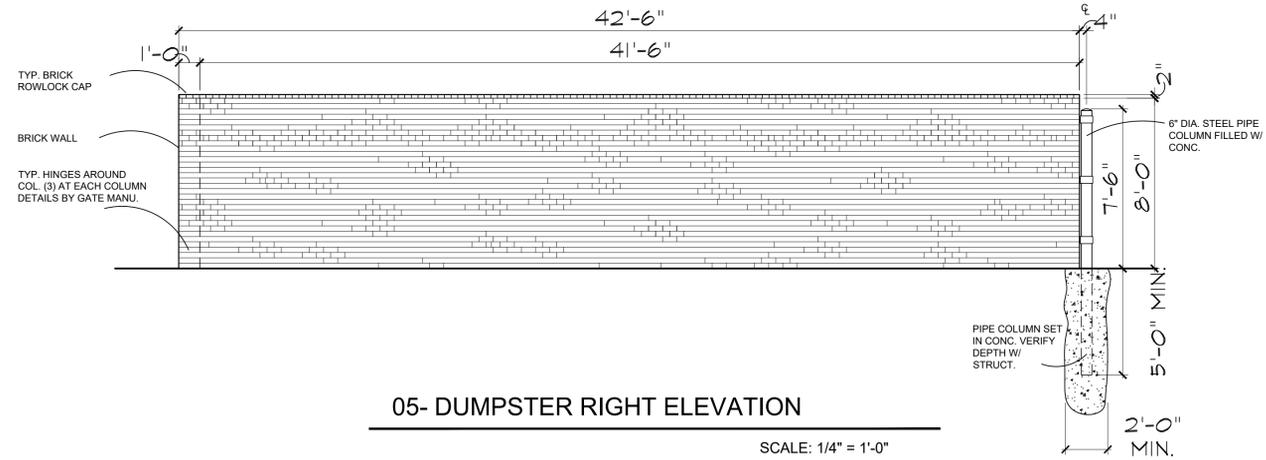




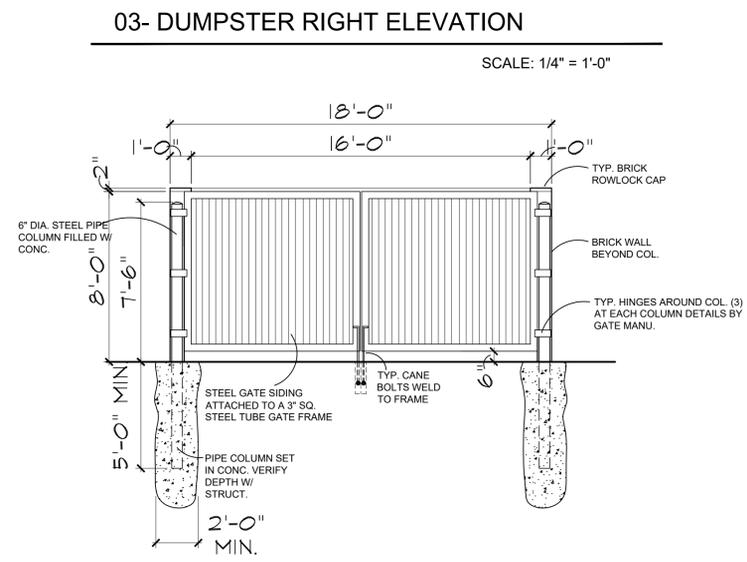
**06- WALL SECTION DETAIL**  
 SCALE: 1/2" = 1'-0"



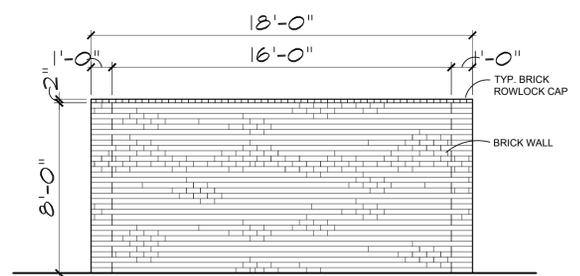
**02- DUMPSTER FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



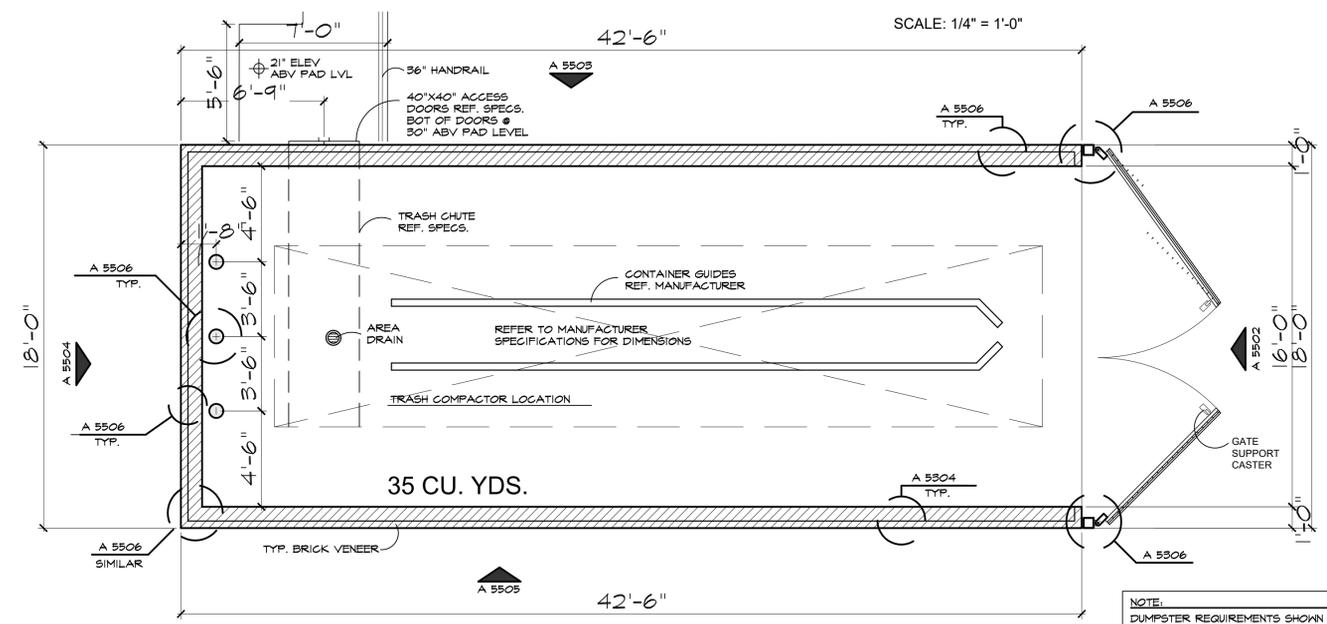
**05- DUMPSTER RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**03- DUMPSTER RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"



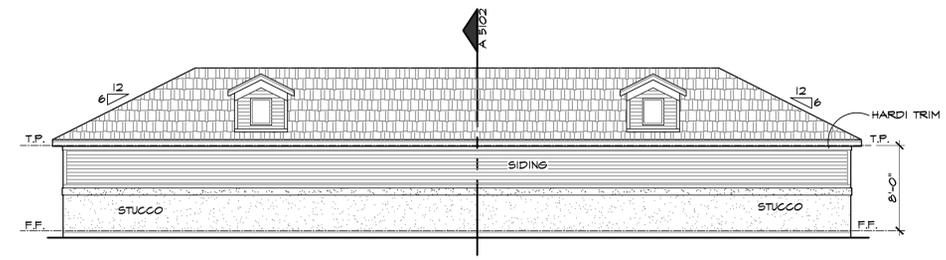
**04- DUMPSTER REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**01- PLAN**  
 NOTE: REFER TO SHEET A2 FOR LOCATION  
 SCALE: 1/4" = 1'-0"

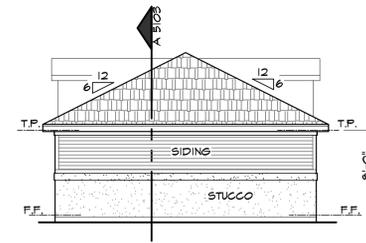
**TRASH COMPACTOR ENCLOSURE DETAILS**

-  BRICK VENEER
-  HARDI-PLANK FIBER
-  CEMENT SIDING or EQUAL
-  COMPOSITION SHINGLES 30 YEAR



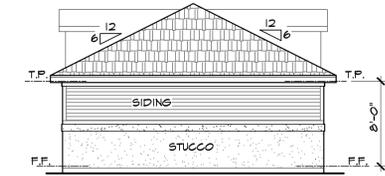
06- REAR ELEVATION - GARAGE 6

SCALE: 1/8" = 1'-0"



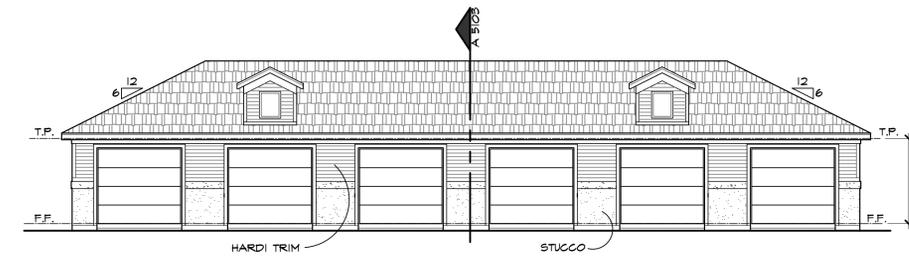
05- LEFT - GARAGE

SCALE: 1/8" = 1'-0"



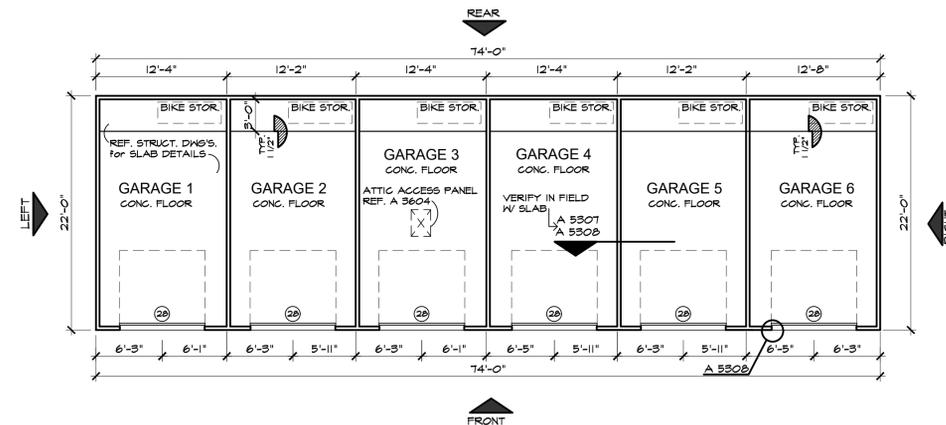
04- RIGHT - GARAGE

SCALE: 1/8" = 1'-0"



03- FRONT ELEVATION - GARAGE 6

SCALE: 1/8" = 1'-0"



01- FLOOR PLAN - GARAGE 6

1,900 s.f.

REF. TO SHEET A21 FOR DOOR SCHEDULE

SCALE: 1/8" = 1'-0"

TYPE V-B | HOUR CONST.

**Landmark - Denton**  
**Project Narrative for SUP Application**

The SUP would allow for the development of two market-rate multi-family projects:

1. *The Landmark at Denton(north tract), a 318 unit apartment project; and*
2. *Landmark Place(south tract), a 306 unit apartment project.*

The proposed development comprise of 2 multifamily projects totaling 624 units. The property obtained SUP zoning in 2023 allowing for 660 multifamily units. Due to pad depth changes in the retail market, it was determined that the shared drive between the retail and multifamily tracts needed to be shifted approximately 30 feet east to accommodate a greater number of retail users. The driveway shift impacted Multifamily Tracts causing a loss of 36 units and reconfiguration of useable open spaces, thus triggering the need for a revised SUP approval.

**Site Information**

- The subject area is undeveloped.
- The larger tract contains FEMA (Zone X - Floodplain) and ESA (Riparian Buffer) designations, extending northwest to southeast through the property.
- The area contains a 100-foot wide Electric Easement, located west to east along the Floodplain and turning north along the eastern boundary of the area, adjacent to the existing neighborhood.
- The area has primary frontage on Locust Street, a primary arterial to the west. Currently, there is no access to Loop 288 entry ramp/easement to the North.

**Surrounding Property Uses**

<p><b>Northwest:</b></p> <ul style="list-style-type: none"> <li>• Zoning: Suburban Corridor (SC) and Planned Development (PD)</li> <li>• Use: Loop 288 and Undeveloped</li> </ul>	<p><b>North:</b></p> <ul style="list-style-type: none"> <li>• Zoning: Suburban Corridor (SC)</li> <li>• Uses: Loop 288 and Undeveloped</li> </ul>	<p><b>Northeast:</b></p> <ul style="list-style-type: none"> <li>• Zoning: Residential 4 (R4)</li> <li>• Use: Loop 288 and Single Family Detached Dwelling</li> </ul>
<p><b>West:</b></p> <ul style="list-style-type: none"> <li>• Zoning: Suburban Corridor (SC), Planned Development (PD) and Public Facilities (PF)</li> <li>• Use: Undeveloped, Proposed Commercial Use and Electric Substation</li> </ul>	<p><b>SUBJECT PROPERTY</b></p>	<p><b>East:</b></p> <ul style="list-style-type: none"> <li>• Zoning: Residential 4 (R4)</li> <li>• Use: Single Family Detached Dwelling</li> </ul>
<p><b>Southwest:</b></p> <ul style="list-style-type: none"> <li>• Zoning: Residential 6 (R6)</li> <li>• Use: Proposed Single Family Detached Dwelling</li> </ul>	<p><b>South:</b></p> <ul style="list-style-type: none"> <li>• Zoning: Residential 3 (R3)</li> <li>• Use: Single Family Detached Dwelling</li> </ul>	<p><b>Southeast:</b></p> <ul style="list-style-type: none"> <li>• Zoning: Residential 4 (R4)</li> <li>• Use: Religious Assembly and Single Family Detached Dwelling</li> </ul>

### Existing Site Conditions

The parcel is undeveloped with trees only located within a riparian buffer area and natural drainage channel that forms the southern boundary of the property.

1. *Topography/Hydrology*: The site is relatively flat with a slight gradient to the south and southeast towards drainage channel. The property contains areas previously identified in 2016 as FEMA 100-year floodplain.
2. *Current Land Uses*: The entire parcel is vacant and is occasionally used for agricultural purposes.
3. *Circulation/Uses*: The current, vacant tract does not generate traffic. Vehicular access to the site would primarily be from North Locust (FM 2164), because access is restricted from Loop 288 and not easily accessible to South. Atlas Street intersects the property from the east, but only emergency ingress/egress is proposed at this location in order to avoid traffic impacts to the residential neighborhood.
4. *Existing Open Space*: The entire property is currently vacant. The existing DME easement areas will remain open space.
5. *Existing Recreation and Preservation Areas*: None
6. *Existing Infrastructure/Utilities*: The subject site has access to all major utilities. Vehicular and pedestrian access to the site shall be from North Locust (FM 2164), a secondary arterial road.

### Project Conformance with Zoning and Other Laws

The proposed projects will comply with requirements of the Denton Development Code and other laws.

### Infrastructure Capacity

1. *Road Access*: Primary access to both projects will be from North Locust (FM 2164) via a new public road (cul-de-sac) to be constructed by the Developer, in accordance with City requirements. The roadway will match with the alignment of Beal Street, at its intersection of North Locust.
2. *Traffic Signal and Road Improvements*: Subject to approvals of TxDOT and City of Denton, Developer proposes to install a new traffic signal at the intersection of Beal Street and North Locust, along with improvements to North Locust to provide for turning points for both northbound and southbound traffic on North Locust. A

dedicated northbound deceleration/turn lane at Beal Street will be added. The new traffic signal will moderate traffic flow along North Locust and improve traffic operations to the south at the intersection of Hercules. A southbound left turn lane will also be provided at the intersection of Locust and Ame Drive to help alleviate congestion at that driveway entrance.

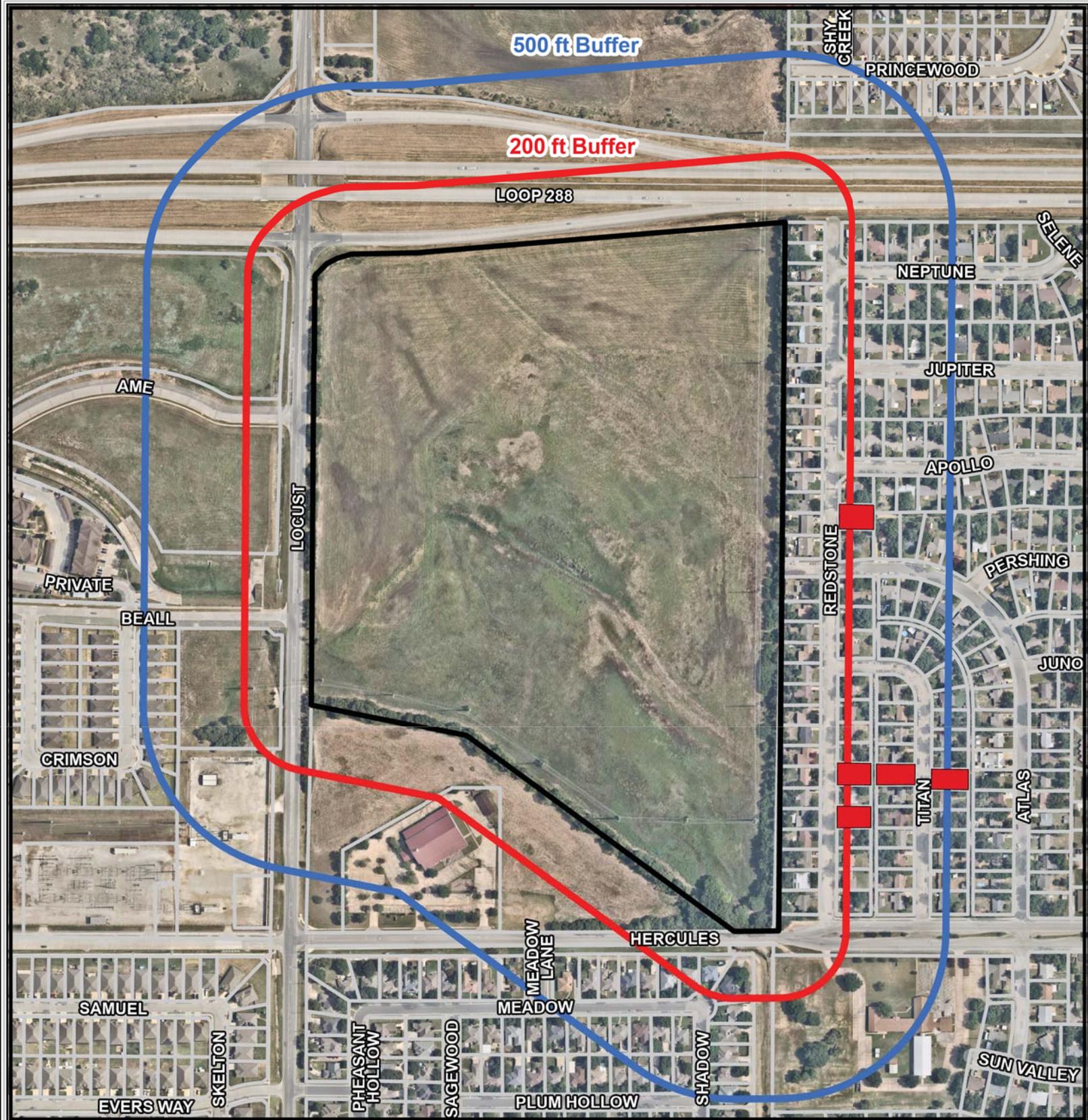
3. *Fire Access Provided:* To accommodate fire access requirements to the properties, an emergency fire access point will be provided to the project sites via Atlas Street, from the East. However, this access point is proposed to be closed at all times to traffic, otherwise.
4. *Utility Services:* City of Denton staff have confirmed that adequate utilities are present in North Locust to serve the projects. Water and electrical services will be extended in the new Beal Street ROW to the projects. Sewer may outfall at different locations, and this is under review.

#### Compliance with SUP Approval Criteria

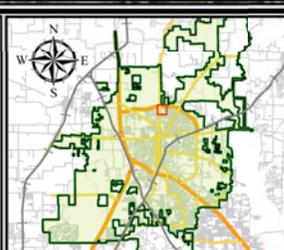
1. **The specific use proposed is compatible with the surrounding area.** The surrounding area is mostly residential in character, including multi-family and single-family uses. The proposed apartment projects would serve as an appropriate buffering use between *future* active commercial land-use activities along North Locust and these residential uses.
2. **The specific use proposed has minimal impacts on future development of the area.** The proposed multi-family developments will not impair development in the area. Other commercial and multi-family parcels are nearby, and the increased density provided by the projects—along with proposed traffic infrastructure—may facilitate future development in the area.
3. **The specific use proposed meets all other standards of this DDC and all other applicable city codes.** The proposed project and use will meet all standards of the Denton Development Code and other applicable codes.
4. **Any impacts associated with access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, and odor have been adequately mitigated.** The project has been designed to direct traffic away from nearby neighborhoods, and to ensure that there are no impacts related to traffic, emergency services, utilities, refuse, noise, glare or odors to any nearby property. A sufficient buffer has been provided between this development and the existing residential neighborhood to ensure that specifically noise, glare, and odor are minimized.

5. **The use is in conformance with the Comprehensive Plan and any other applicable adopted plans.** The proposed land use is conformance with the Comprehensive Plan, the Suburban Corridor zoning district, and all adopted plans.
  
6. **The use adversely impacts the health, safety, and welfare of the inhabitants of the area and the City of Denton.** The proposed apartment projects do not adversely affect the health, safety or welfare of the nearby residents or the City of Denton.

# ASUP23-0001 Notification Map

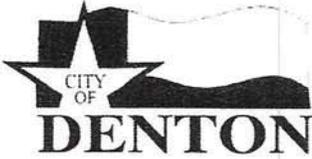


	COD		NAA 8/1/40
	ETJ		Parcels
	ETJ 2		Roads
	NAA 8/1/20		Property Owners In Opposition (5)



0 115 230 460 Feet

**CITY OF DENTON**  
Development Services • GIS  
Date: 8/9/2024



**Development Services**

401 N. Elm St., Denton, TX 76201 • (940) 349-8541

**Response Form**

Project Number ASUP23-0001  
Landmark at Locust Multi-Family

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

City of Denton Development Services  
Attn: Sean Jacobson, City Planner  
401 N. Elm St.  
Denton, TX 76201

You may also email to [sean.jacobson@cityofdenton.com](mailto:sean.jacobson@cityofdenton.com) or call (940) 349-8584. Please note any responses are subject to public information requests including the information provided below.

Project Number ASUP23-0001

Meeting Date: 8/14/2024

Please circle one:

- In favor of request
- Opposed to request

Comments:

*See*

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Signature: *Bernie Kay Brown for B-Quest*

Printed Name: *B-Quest*

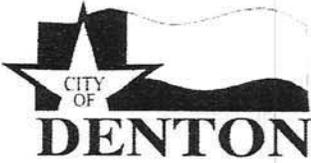
Street Address: *P.O. Box 2730, Denton, TX 76202*

City, State and Zip Code: *Denton, TX 76202*

Phone Number: *940-387-4323*

Email Address: *pmgmt@jimmybrownrealtor.com*

Physical Address of Property within 200 Feet: *3824 Redstone*



**Development Services**

401 N. Elm St., Denton, TX 76201 • (940) 349-8541

**Response Form**

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Project Number ASUP23-0001

Meeting Date: 8/14/2024

Please circle one:

In favor of request       Opposed to request

Comments:

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Signature: Bernie Kay Brown Sr B-Quest

Printed Name: B-Quest

Street Address: PO Box 2730

City, State and Zip Code: Denton Tx 76202

Phone Number: 940-387-4323

Email Address: mgmt@jimmybrownrealty.com

Physical Address of Property within 200 Feet: 4008 Redstone



**Development Services**

401 N. Elm St., Denton, TX 76201 • (940) 349-8541

**Response Form**

Project Number ASUP23-0001

Landmark at Locust Multi-Family

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Attn: Sean Jacobson, City Planner  
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Denton, TX 76201

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Project Number ASUP23-0001

Meeting Date: 8/14/2024

Please circle one:

In favor of request

Opposed to request

Comments:

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Signature: Bernie Kay Brown for Stable Structures

Printed Name: Stable Structures

Street Address: PO Box 2730

City, State and Zip Code: Denton, Tx 76202

Phone Number: 940-387-4323

Email Address: mgnt@jimmybrownrealestate.com

Physical Address of Property within 200 Feet: 3816 Redstone



**Development Services**

401 N. Elm St., Denton, TX 76201 • (940) 349-8541

**Response Form**

Project Number ASUP23-0001

Landmark at Locust Multi-Family

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Denton, TX 76201

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Project Number ASUP23-0001

Meeting Date: 8/14/2024

Please circle one:

- In favor of request
- Opposed to request

Comments:

too much traffic

Signature: Bernie Kay Brown for B-Quest

Printed Name: B-Quest 1

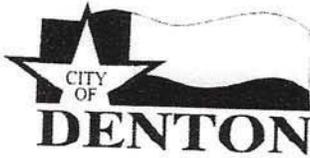
Street Address: PO Box 2730

City, State and Zip Code: Denton, TX 76202

Phone Number: 940-387-4323

Email Address: mgmt@jimmybrownrealtor.com

Physical Address of Property within 200 Feet: 3824 Titan Trail



Development Services  
401 N. Elm St., Denton, TX 76201 • (940) 349-8541

**Response Form**

Project Number ASUP23-0001  
Landmark at Locust Multi-Family

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

City of Denton Development Services  
Attn: Sean Jacobson, City Planner  
401 N. Elm St.  
Denton, TX 76201

You may also email to [sean.jacobson@cityofdenton.com](mailto:sean.jacobson@cityofdenton.com) or call (940) 349-8584. Please note any responses are subject to public information requests including the information provided below.

Project Number ASUP23-0001

Meeting Date: 8/14/2024

Please circle one:

In favor of request       Opposed to request

Comments:

too much traffic

Signature: Bernie Kay Brown for B-Quest

Printed Name: B-Quest 1

Street Address: PO Box 2730

City, State and Zip Code: Denton, TX 76202

Phone Number: 940-387-4323

Email Address: pmgmt@jimmybrownrealtor.com

Physical Address of Property within 200 Feet: 3825 Titan Trail

**PUBLIC HEARING NOTIFICATION SIGN  
AFFIDAVIT OF SIGN POSTING**

Project No. ASUP23-001

Date of Planning and Zoning Commission Meeting: August 14, 2024

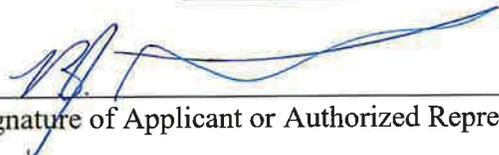
I hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property subject to Project Name/Number Landmark Multifamily, located at SEC Loop 288 & North Locust Drive, Denton, Texas

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 July 30, 2024. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s) of way along Loop 288 and North Locust Drive. 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 30<sup>th</sup> day of July, 2024.



Signature of Applicant or Authorized Representative for Project No. ASUP23-001

Brian Bridgewater

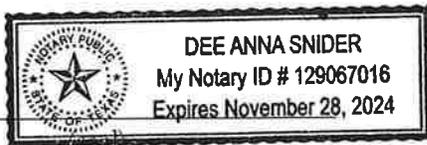
Printed Name of Applicant or Authorized Representative for Project No. ASUP23-001

STATE OF TEXAS COUNTY OF Dallas BEFORE ME, a Notary Public, on this 30 day personally appeared Brian Bridgewater (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 30 day of July, 2024.

  
Notary Signature



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

**STAFF USE ONLY:**

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



**Notice of Public Hearing**

Project Number: ASUP23-001

Project Name: Landmark Multifamily

Request: Amending Special  
Use Permit

For more information:

[www.cityofdenton.com/public-meetings](http://www.cityofdenton.com/public-meetings)

CALL: (940) 349-8541



## Notice of Public Hearing

Project Number: ASUP23-001

Project Name: Landmark Multifamily

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CALL: (940) 349-8541

Sign-In Sheet  
 Neighborhood Briefing  
 September 27, 2023

<u>Name</u>	<u>Street Address</u>	<u>Email Address</u>
CHRIS RICKWARTZ	117 Hercules Ln	chrisrickwartz@arbutuspeatin.org
Sharon Hansen	7500 Somerset Ln Aubrey TX	shansen46@protonmail.com
Carol Meals	1507 Highland Dr Little Elm	carolishappy@yahoo.com
Don Place	2317 Carriage Hill Denton 76207	dcsnplace@msn.com
Joe & Dilia	520 Neptune Dr. Denton, TX 76207	SilvaESE@verizon.net
(Dave) & Lawana	4009 Redstone Road	daverobin3@verizon.net + lawana.robinson@unt.edu

Sign-In Sheet  
Neighborhood Briefing  
September 27, 2023

<u>Name</u>	<u>Street Address</u>	<u>Email Address</u>
TREY JACOBSON	124 E. Edgewood SA	TREY@GAINMOMENTUM.US
Lauren Upchurch	4012 Atlas, Denton	23jedie23@gmail.com
Erice Hansen	7500 Somerset Aubrey TX 76207	ehansen46@gmail.com

NEIGHBORHOOD MTG - DENTON - LANDMARK  
SEPT 27, 2023

I. WELCOME

- TY for attending project update
- Thank PASTOR CHRIS RICKWART  
FOR LETTING USE THE CHURCH

II. LOGISTICS

- Sign-in Sheet
- RESTROOMS

III. PRESENTATION

- short presentation / update
- respect your time / families → out by 7:00
- Acknowledge city officials

• INTRODUCTION

↳ present

IV. Q/A

V. WRAP-UP

## Jacobson, Sean M.

---

**From:** Trey Jacobson <trey@gainmomentum.us>  
**Sent:** Thursday, September 28, 2023 2:07 PM  
**To:** Jacobson, Sean M.  
**Cc:** Brian Bridgewater  
**Subject:** RE: AS23.0001 (Landmark MF SUP amendment)

Everybody understands the need to move the boundaries, and is happy the project is essentially the same.

Everyone happy.

Trey

---

**From:** Jacobson, Sean M. <Sean.Jacobson@cityofdenton.com>  
**Sent:** Thursday, September 28, 2023 1:58 PM  
**To:** Trey Jacobson <trey@gainmomentum.us>  
**Cc:** Brian Bridgewater <bbridgewater@manhard.com>  
**Subject:** RE: AS23.0001 (Landmark MF SUP amendment)

Trey,

Appreciate it! Yes, I tried to rush up after P&Z, but it was over by then.

How was the feedback? And thanks for the attendee list.

Thanks,  
Sean

### Sean Jacobson

Associate Planner

Department of Development Services | Planning Division

401 N Elm St., Denton, TX 76201

Office: (940) 349-8584 | Fax: (940) 349-7707

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

<https://goo.gl/maps/EUce2WvahVW6cTXU7>



Please help us improve your service by taking a 2 minute [survey](#).

**\*\*Effective January 1, 2023, all development projects must submit a Tree Preservation Plan (TPP) application. The TPP is a separate application that is to be submitted with the Zoning Compliance Plan (multi-family and commercial) or Preliminary Plat (residential). If you experience any issues during the submittal process, please contact Planning Technicians at (940)349-7716 or [PlanningTechnicians@cityofdenton.com](mailto:PlanningTechnicians@cityofdenton.com).**

---

**From:** Trey Jacobson <trey@gainmomentum.us>  
**Sent:** Thursday, September 28, 2023 1:53 PM

**To:** Jacobson, Sean M. <[Sean.Jacobson@cityofdenton.com](mailto:Sean.Jacobson@cityofdenton.com)>

**Cc:** Brian Bridgewater <[bbridgewater@manhard.com](mailto:bbridgewater@manhard.com)>

**Subject:** AS23.0001 (Landmark MF SUP amendment)

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

Sean:

While you were not able to attend, we did hold an update meeting last night with the neighbors, following a broad notification.

We had a small crowd, mostly those that have been following the case over time. The meeting was held at Asbury Methodist Church on Hercules.

For your records, I have attached the meeting sign-in sheet/agenda.

Trey

---

**Trey Jacobson**

Principal Consultant

Momentum Advisory Services, LLC

[trey@gainmomentum.us](mailto:trey@gainmomentum.us)

+1-210-640-4678 (office)

+1-210-643-1329 (mobile)

[www.GainMomentum.us](http://www.GainMomentum.us)

---

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

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, APPROVING AN AMENDING SPECIFIC USE PERMIT TO ALLOW FOR MULTIFAMILY DWELLING USES ON APPROXIMATELY 53.407 ACRES OF LAND, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LOCUST STREET AND LOOP 288, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE. (ASUP23-0001, LANDMARK AT LOCUST)

WHEREAS, Manhard Consulting (the "Applicant"), on behalf of the property owner, applied for a Specific Use Permit (S21-0006b) amendment, including, but not limited to, modifications to convert the public street extensions shown in the original SUP into narrower private drive aisles within public access easements and to shift the north-south drive aisle, which separates the proposed multifamily developments from the remainder of the subject property, east, toward the multifamily lots, decreasing the developable area proposed for the multifamily developments and increasing the remaining area on the subject property, modifications to reduce the proposed number of multifamily residential units and buildings shown in the original SUP site plan, modifications to the original SUP site plan's design of the proposed drive aisles, driveways, and turn lanes, and modifications to the original SUP building elevations and landscape plans to adjust to the decrease in developable area of the multifamily developments, on approximately 53.407 acres of land within the Suburban Corridor (SC) zoning district, legally described in Exhibit "A" (hereinafter, the "Property"); and

WHEREAS, on November 15, 2022, the City Council adopted Ordinance S21-0006b, approving a Specific Use Permit for 53.407 acres of land for a multi-family dwelling use; and

WHEREAS, on August 14, 2024, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, having given the requisite notices by publication and otherwise, and having held due hearings and afforded full and fair hearings to all property owners interested in this regard, recommended approval (0-0) of the request; and

WHEREAS, on September 17, 2024, the City Council conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards set forth in Subsection 2.5.2 of the Denton Development Code, and is consistent with the Denton Plan and the 2019 Denton Development Code as applicable; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton have determined that the proposed amendment to the Specific Use Permit 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 amendment to the Specific Use Permit 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 amended Site Plan and Landscape Plan and Building Elevations for SUP S21-0006b attached and incorporated herein as Exhibits “B,” “C,” and “D” are hereby approved, subject to the following conditions which will repeal and replace the approval conditions of the original approved SUP (S21-0006b) on the subject property:

1. The attached Site Plan, Landscape Plan, and Building Elevations reflect an intent to comply with the originally approved site plan and the 2019 DDC to the greatest extent possible.
  - a. Minor alterations to the depicted locations of the buildings, pedestrian pathways, open space amenity elements, and parking may be approved by City Staff, provided that the final plan complies with the attached Site Plan in terms of access, internal pedestrian connectivity, and number of amenities depicted in designated open space areas.
  - b. Minor alterations to the depicted locations and types of individual plantings, as well as increases to landscape area and percentage and number of trees and tree canopy percentage, may be approved by City staff, provided that the final landscaping, as planted and/or installed, complies with the attached Landscape Plan in terms of required landscape elements and overall tree canopy, as well as all applicable requirements of the current DDC.
  - c. Additional plantings and minor alterations to the Development Impact Area to provide mitigation for the impacts of the proposed trail and the proposed sidewalk along Hercules Lane to the Environmentally Sensitive Area (ESA) on the property may be administratively approved by city staff as part of the Civil Engineering Plans for this development, as long as such mitigation is in accordance with all standards of the Denton Development Code. Final determination of ESA location and exact nature of mitigation shall be approved with the Civil Engineering Plans for this development. This condition does not preclude the project from requiring approval of an Alternative ESA Plan if the scope of impacts to the ESA exceed the administrative allowances provided for in the DDC.
2. The attached building elevations reflect an intent to comply with the DDC requirements, as amended, for building mass and form, percentage of windows and doors on a façade, and provision of architectural features to highlight entrances and provide visual interest. They are incorporated as requirements of the SUP.
  - a. Elevations at the time of permitting shall be consistent with the attached elevations in terms of architectural style and details, specific architectural features that highlight entrances such as ornamental lights and canopies, provision of balconies or patios to articulate individual units, use of recesses, awnings, and changes in material to break up the façade vertically and horizontally and to articulate collections of units at intervals not to exceed 44

- feet horizontally or 2 stories vertically, and delineation of the first floor with a change of material and horizontal banding.
- b. Minor alterations to individual window size and location may be approved by City staff, as long as:
    - i. The style of windows, and the style and number of doors, on each façade is consistent with the attached elevations
    - ii. All buildings fronting on a public or private street have entrances facing the public or private street
    - iii. Windows and doors make up either at least the DDC-required percentage for facades facing a public or private street or, for facades not facing a public or private street, at least 11.5% of the side facades and 25.5% of the front and the rear façades, and windows and doors on all facades comply with all DDC standards.
  - c. Garage elevations shall feature two dormer windows on each front and rear elevation and a horizontal change in material type on each façade.
3. The attached site plan and landscape plan are incorporated as requirements of the SUP. Staff shall have the ability to approve an increase or decrease of up to 5% of any of the amounts specified in requirements a-c, provided all applicable requirements of the DDC are met.
- a. Three-hundred and eighteen (318) dwelling units on the North Tract and three-hundred and six (306) dwelling units on the South Tract.
  - b. 156 one-bedroom units, 132 two-bedroom units, and 36 3-bedroom units on the North Tract and 156 one-bedroom units, 114 two-bedroom units, and 30 three-bedroom units on the South Tract.
  - c. 592 parking spaces on the North Tract, and 561 parking spaces on the South Tract, are proposed for the multi-family development indicated on the site plan. Parking may shift to accommodate a change in the unit mixture but shall be in accordance with the requirements of the DDC and within the range of staff approvability
4. All street, sidewalk, drive aisle, and infrastructure elements that are included in Phase 1 as depicted in the Site Plan (Exhibit 7) shall be constructed in accordance with the Site Plan, and approved by the City of Denton, prior to release of any certificate of occupancy for any multifamily building proposed on this property, though staff may approve minor changes (25' or less) in the location of these streets, sidewalks, drive aisles, and/or infrastructure elements, as long as the final design is in accordance with the standards of the DDC and City criteria manuals.
5. Subject to the approval of TXDOT, the developer shall construct the traffic mitigation measures shown in Exhibit 7, Sheet C0.4, at the intersection of N Locust Street and Ame Drive. If the design shown in Exhibit 7, Sheet C0.5, is not acceptable to TXDOT, the City of Denton staff shall have the authority to approve alternative traffic mitigation measures for the intersection of Ame Drive, subject to the approval of TXDOT, without requiring an SUP amendment, as long as the approved mitigation measures comply

with the standards of the Denton Development Code and the City criteria manuals. Traffic mitigation measure(s) for the intersection of Ame Drive and N Locust Street, approved by staff and TXDOT, must be constructed prior to issuance of Certificates of Occupancy for any of the multifamily buildings proposed with this development.

6. Minor alterations in design and location of sidewalk, curb, and gutter along Hercules Lane, including the potential expansion of the sidewalk into a 10-foot wide trail, and in the location of the proposed gravel trail, may be necessary, and staff may approve such minor alterations, as long as the final design and locations are in accordance with the standards of the Denton Development Code and the City's adopted criteria manuals.
7. Subject to the approval of TXDOT, a traffic signal at the intersection of Beall Street and N Locust Street shall be constructed by the developer of Tracts 3 and 4 and shall be complete and accepted by the City of Denton prior to issuance of any Certificates of Occupancy for any of the multifamily buildings proposed with this development.
8. Prior to approval of any Final Plat for this development, the developer shall pay to the City of Denton the proportion of the cost of a traffic signal at North Locust Street and Loop 288 that was determined by the Traffic Impact Analysis for this development (TIA21-0016) to be the responsibility of the multifamily developer, based on the traffic projected to be generated by this development.
9. Notwithstanding the limited administrative approvals authorized in the above conditions, the City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached Site Plan, the attached Landscape Plan, and the attached Building Elevations.
10. Following the approval of this SUP for a multifamily use on this property, all other uses permitted within the Suburban Corridor (SC) zoning district by the 2019 DDC, as amended, shall continue to be permitted on this property, subject to the limitations placed on the development of those uses by the 2019 DDC, as amended.
11. The zoning map shall reflect the Specific Use Permit on the property consistent with the Post-Decision Action Steps for Specific Use Permits in the 2019 DDC.

SECTION 3. Previous Approvals. The provisions of this ordinance, as they apply to the subject property, as shown in Exhibits B, C, and D are herein approved and shall govern and control over any conflicting provision of Ordinance No. S21-0006b.

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 this 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 the current DDC.

**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 current DDC, Code 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 not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

**SECTION 8. 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 9.** In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

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

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Paul Meltzer, 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 \_\_\_\_\_, 2024.

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

ATTEST:

LAUREN THODEN, CITY SECRETARY

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

APPROVED AS TO LEGAL FORM:

MACK REINWAND, CITY ATTORNEY

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

**Exhibit A**  
**Legal Description**

**Exhibit B  
Site Plan**

**Exhibit C**  
**Landscape Plan**

**Exhibit D**  
**Building Elevations**

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

**Filing Number:** 804711817  
**Original Date of Filing:** August 31, 2022  
**Formation Date:** N/A  
**Tax ID:** 32086148700  
**Entity Type:** Foreign Limited Liability Company (LLC)  
**Entity Status:** In existence  
**FEIN:** 853871048  
**Name:** Landmark at Denton, LLC  
**Address:** 21500 Biscayne Blvd., Suite 402  
 Aventura, FL 33180 USA  
**Fictitious Name:** N/A  
**Jurisdiction:** FL, USA  
**Foreign Formation Date:** October 27, 2020

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
<b>Last Update</b>	<b>Name</b>	<b>Title</b>	<b>Address</b>			
July 13, 2024	JULIA BAYTLER	MGR	21500 BISCAYNE BLVD., SUITE 402 AVENTURA, FL 33180 USA			
July 13, 2024	EBS TRUST DATED DECEMBER 14, 2018	MGR	21500 BISCAYNE BLVD., SUITE 402 AVENTURA, FL 33180 USA			



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #: PZ24-151, Version: 1**

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### **AGENDA CAPTION**

Hold a discussion regarding the Planning and Zoning Project Matrix.

**2024**  
**Planning and Zoning Commission Requests for Information**  
**Meeting Dates**

<b>Request</b>		<b>Request Date</b>	<b>Status</b>
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.
Discussion related to impacts of subdividing commercial lots and potential for tree preservation loss.	Ellis	11/15/2023	Work session tentatively scheduled for August/September 2024.
LSR explaining the practices and legal limitations based on recent state law changes regarding right-of-way dedication for roadways and perimeter street improvements.	Pruett	5/15/2024	Staff will provide an update Fall 2024
<b>Ongoing Items</b>		<b>Request Date</b>	<b>Status</b>
Request for additional detail regarding the results of TIAs on future projects.	Smith	10/12/2022	Information regarding TIAs will be provided in the analysis of future projects.
Request to include the number of extension requests associated with a plat application within the agenda information summary (AIS).	Villarreal	12/13/2023	Information regarding the number of extension requests associated with a plat application will be provided for future projects.

Annual Updates		Request Date	Status
Provide annual updates related to progress on implementing the Denton 2040 Comprehensive Plan Action Items	Smith	3/9/2022	<p>Ongoing</p> <p>2024 update tentatively scheduled for August/September, 2024.</p> <p>2023 update provided on June 14, 2023.</p>

8/9/2024

Page 2