ORDINANCE NO. Z21-0019

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A CHANGE IN THE ZONING DISTRICT AND USE CLASSIFICATION FROM THE RAYZOR RANCH OVERLAY (RRO) DISTRICT TO MIXED-USE NEIGHBORHOOD (MN) DISTRICT, THEREBY AMENDING THE RAYZOR RANCH OVERLAY DISTRICT CONCEPT PLAN AND ZONING MAP EXHIBITS, FOR APPROXIMATYELY 3.819 ACRES OF LAND GENERALLY LOCATED WEST OF BONNIE BRAE STREET BETWEEN LINDEN DRIVE AND PANHANDLE STREET, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (Z21-0019)

WHEREAS, the owner(s) of approximately 3.819 acres of property within the South Campus of the Rayzor Ranch Overlay District, which is more particularly described as Lot 1R and Lot 1R2, Block C of Rayzor Ranch East as depicted in Exhibit "A", attached hereto and incorporated by reference as if set forth at length herein (hereinafter the "Property"), have applied for an amendment of the Rayzor Ranch Overlay District to amend the concept and zoning map exhibits and rezone the Property from the Rayzor Ranch Overlay (RRO) District to Mixed-Use Neighborhood (MN) District; and

WHEREAS, the Denton Development Code authorizes the City Council to approve overlay districts to protect and enhance certain specific lands and structures which, by virtue of their type or location, have characteristics which are distinct from lands and structures outside such special districts and contain such reasonable and necessary requirements to insure the protection and enhancement of said land and structures; and

WHEREAS, the Denton Development Code authorizes the City Council to approve overlay districts to establish specific design standards and development regulations to effectuate the purpose of the district, and may require or address any of the following, in addition to or in lieu of other regulations affecting the property within the overlay district: (1) protection of features designated as being of special concern within the district; (2) mixtures or limitations or permitted uses; (3) special performance standards and development regulations; and (4) other matters as appropriate to promote the special public interests of the district; and

WHEREAS, on June 15, 2010 the City Council held a public hearing as required by law and approved the modified Rayzor Ranch Overlay District under Ordinance No. 2010-158, which incorporated additional regulations under Ordinance 2008-018; and

WHEREAS, on January 26, 2016 the City Council held a public hearing as required by law and approved the modified Rayzor Ranch Overlay District under Ordinance No. 2016-017, which amended regulations under Ordinance 2010-158; and

WHEREAS, on August 10, 2021, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, after having given the requisite notices by publication and

otherwise, held a public hearing and afforded full and fair hearing to all property owners interested in this regard, and have recommended approval (_-_) of the changes in this ordinance; and

WHEREAS, on September ___, 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 2.7.2 of the Denton Development Code, and is consistent with the Denton Plan 2040 and the Denton Code of Ordinances, as amended; and

WHEREAS, the City Council finds that the modified Rayzor Ranch Overlay District serves a public purpose by permitting the development of a regional shopping center and complementary peripheral development to create a unique, walkable, mixed-use style of development that will set it apart from other shopping centers in the area; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, in considering the overlay changes in this ordinance and the application for a change in the zoning classification of the Property, have determined that the changes are in the best interests of the health, safety, morals, and general welfare of the City of Denton, are consistent with Denton Plan 2040, will protect and enhance the Property, and accordingly, the City Council of the City of Denton is of the opinion and finds that the said overlay changes should be granted as set forth herein; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

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

SECTION 2. Ordinance Nos. 2016-017, 2010-158 and 2008-018 are only amended to the extent that they are inconsistent with the changes as established herein. Any provisions not addressed by this ordinance shall continue with full force and effect and any official actions taken as a result of the original ordinances prior to the effective date of this ordinance are hereby ratified, affirmed, and adopted. Nothing herein shall repeal or modify any permit approvals for property within the Rayzor Ranch Overlay District approved prior to the effective date of this ordinance, including, but not limited to, approved site plans, plats, and building permits and/or any rights that may be associated with those permits.

<u>SECTION 3.</u> The City Council hereby adopts these amendments to the Rayzor Ranch Overlay District: the amendments to Rayzor Ranch Overlay District Exhibits B-1 and B-4 as provided in Exhibits "B" and "C", respectively.

<u>SECTION 4.</u> The zoning district and use classification for the Property is hereby changed from the Rayzor Ranch Overlay (RRO) District to Mixed-Use Neighborhood (MN) District.

<u>SECTION 5.</u> The City's official zoning map is hereby amended to show the established zoning district and use classification.

<u>SECTION 6.</u> 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.

<u>SECTION 7.</u> Any person, firm, partnership or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

<u>SECTION 8.</u> In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

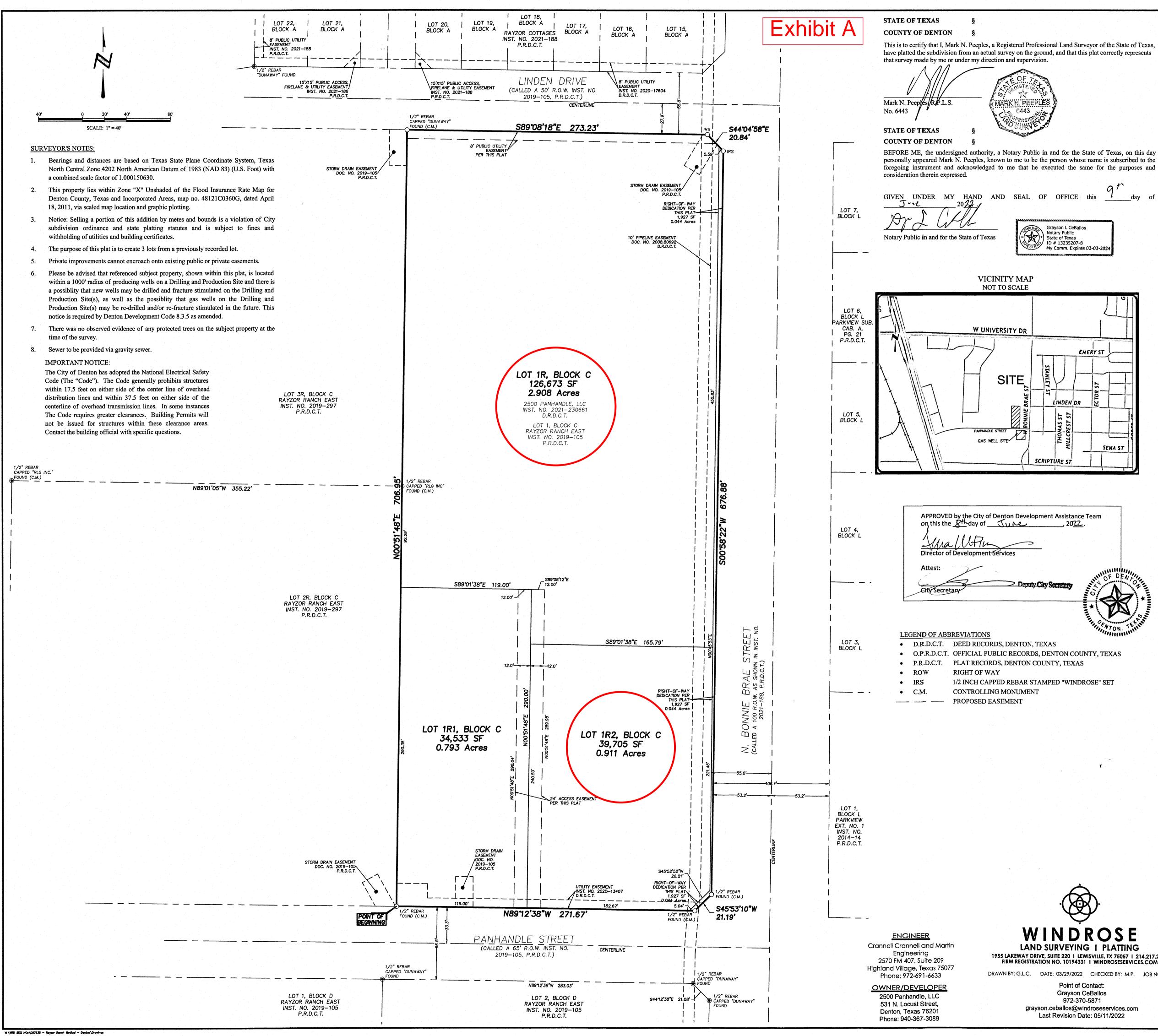
The motion to approve this ordinance was	made by and
seconded by	, the ordinance was passed and approved by
the following vote []:	

	Aye	<u>Nay</u>	<u>Abstain</u>	Absent
~				
Gerard Hudspeth, Mayor:				
Vicki Byrd, District 1:				
Brian Beck, District 2:				
Jesse Davis, District 3:				
Alison Maguire, District 4:				
Brandon Chase McGee, At Large Place 5:				
Chris Watts, At Large Place 6:				
PASSED AND APPROVED this the	day o	of		<u>,</u> 2022.

GERARD HUDSPETH, MAYOR

ATTEST: ROSA RIOS, CITY SECRETARY

BY:_____



STATE OF TEXAS **COUNTY OF DENTON §** WHEREAS 2500 Panhandle, LLC are the owners of a 4.657 acre tract of land situated in the B.B.B. & C.R.R. Survey, Abstract Number 192, Denton County, Texas and being all of Lot 1, Block C of Rayzor Ranch East, an addition to the City of Denton, as recorded in Instrument Number 2019-105, Plat Records, Denton County, Texas and being all of a tract of land described to 2500 Panhandle, LLC by Special Warranty Deed recorded in Instrument Number 2021-230661, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000150630); BEGINNING at a 1/2 inch rebar found for the southwest corner of said Lot 1, same being the southeast corner of Lot 2R, Block C of Rayzor Ranch East, an addition to the City of Denton, as recorded in Instrument Number 2019-297, Plat Records, Denton County, Texas and lying on the north right-of-way line of Panhandle Drive (Called a 65 foot right-of-way as shown in Instrument Number 2019-105, P.R.D.C.T.); THENCE North 00 degrees 51 minutes 48 seconds East, departing the north right-of-way line of said Panhandle Drive, with the west line of said Lot 1, same being the east line of said Lot 2R, passing at a distance of 382.67 feet, a 1/2 inch rebar capped "RLG INC" found for the northeast corner of said Lot 2R, same being the easternmost southeast corner of Lot 3R of said second referenced Rayzor Ranch East, and continuing with the east line of said Lot 3R, a total distance of 706.95 feet to a 1/2 inch rebar capped "DUNAWAY" found for the northeast corner of said Lot 3R, same being the northwest corner of said Lot 1, and lying on the south right-of-way line of Linden Street (Called a 50 foot right-of-way as shown in Instrument Number 2019-105, Plat Records, Denton County, Texas; THENCE South 89 degrees 08 minutes 18 seconds East, with the south right-of-way line of said Linden Street, a distance of 273.23 feet to a 1/2 inch rebar capped "WINDROSE" set at the corner clip at the south right-of-way line of said Linden Street and the west right-of-way line of N. Bonnie Brae Street (Variable Width right-of-way); THENCE South 44 degrees 04 minutes 58 seconds East, with said corner clip, a distance of 20.84 feet to a 1/2 inch rebar capped "WINDROSE" set for corner; THENCE South 00 degrees 58 minutes 22 seconds West, with the west right-of-way line of said N. Bonnie Brae Street, a distance of 676.88 feet to a 1/2 inch rebar found for a corner at a corner clip on the west right-of-way line of said N. Bonnie Brae Street and the north right-of-way line of said Panhandle Drive; THENCE South 45 degrees 53 minutes 10 seconds West, with said second referenced corner clip, a distance of 21.19 feet to a 1/2 inch EMERY ST rebar found for corner; THENCE North 89 degrees 12 minutes 38 seconds West, a distance of 271.67 feet to THE POINT OF BEGINNING and containing 202,839 square feet or 4.657 acres of land, more or less. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT 2500 Panhandle, LLC, through its duly sworn representatives <u>J.V. STRANF</u>does hereby adopt this plat designating the herein described property as RAYZOR RANCH EAST, LOTS 1R, 1R1 AND 1R2, BLOCK C, in the City of Denton, Denton County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way and public easement shown hereon. SENA ST Athorized Representative J.V. STRANGE Printed Name MANAGINE MONBER Title / Date June 14. 2422 STATE OF TEXAS COUNTY OF Denton § BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared <u>Vingit Stronge</u>, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed. JV Stronge GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of June _20<u>~22</u>. Yongo (TONYA GUIN Notary Public, State of Texa Notary Public in and for the State of Texas \mathbf{k} 🧧 Comm. Expires 08-06-2022 Notary ID 128349367

	ROSE I PLATTING SVILLE, TX 75057 2 I WINDROSESERVICE	
1331	I WINDROSESERVICE	:3.COM
22	CHECKED BY: M.P.	JOB NO.: D57

Point of Contact: Grayson CeBallos 972-370-5871 grayson.ceballos@windroseservices.com

MINOR REPLAT **RAYZOR RANCH EAST**

LOTS 1R, 1R1 AND 1R2, BLOCK C Being a Replat of Lot 1, Block C of Rayzor Ranch East, an addition to the City of Denton as recorded in Inst. No. 2019-105, P.R.D.C.T. Gross Acreage of 4.657 Acres City of Denton, Denton County, Texas

-- 2022 --

CITY PROJ. NO. MP-22-0019

Filed for Record in the Official Records Of: Denton County On: 6/16/2022 1:52:26 PM In the PLAT Records **RAYZOR RANCH EAST** Doc Number: 2022 - 223 Number of Pages: 1 Amount: 50.00 Order#:20220616000439 By: FZ

FOR DENTON COUNTY USE ONLY

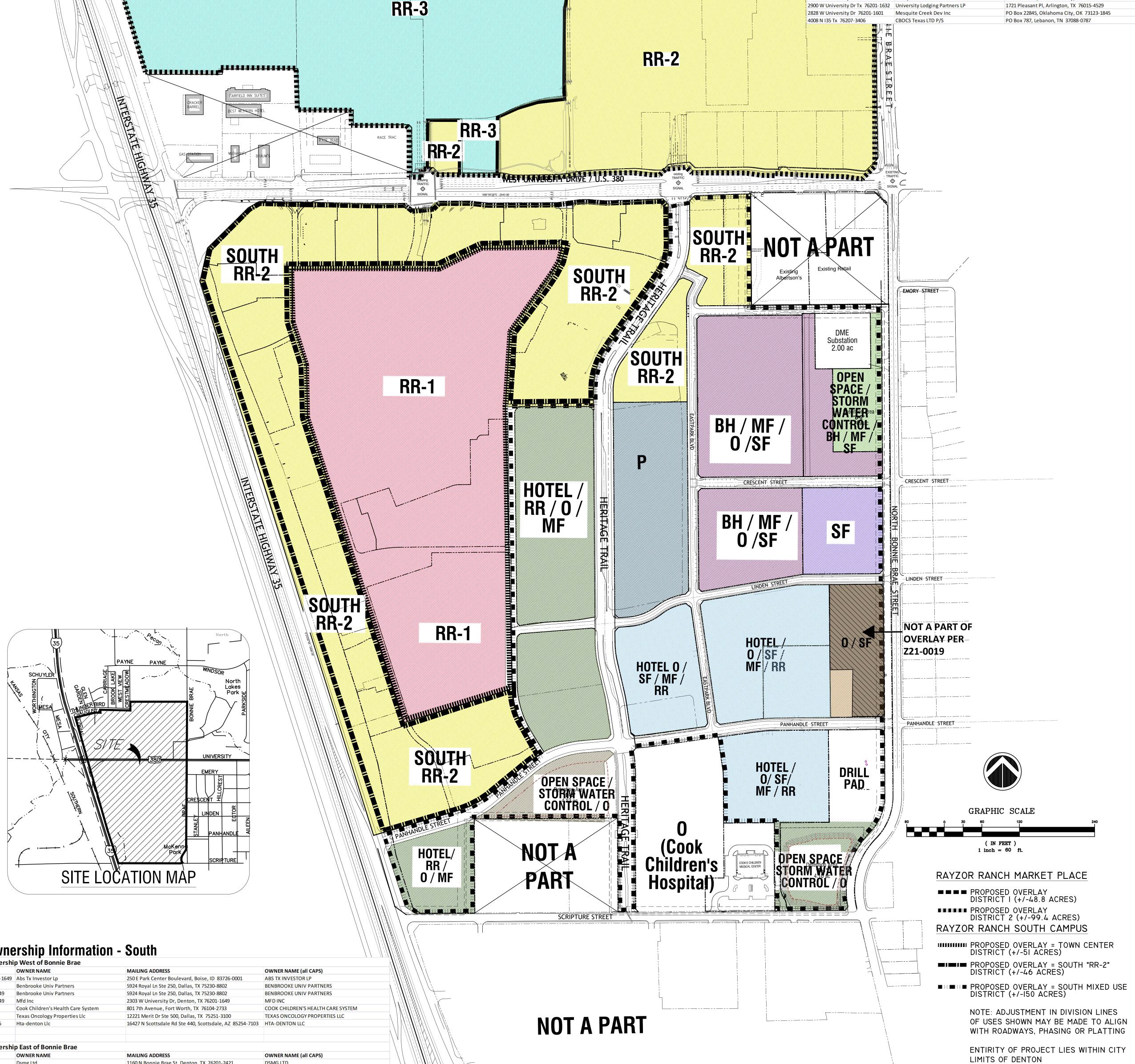
FOR DENTON COUNTY USE ONLY



					Adjacent Owners
Development	Standards				Adjacent Property Ownership No
Development	Otariaalas				SITUS ADDRESS OW
			EXHIBIT		2200 Northway Dr 76207-1032 Jam
					2201 Northway Dr 76207-1033 Josu
	Lot Lot Color Floo	8			2200 Southway 76207-1028 Ruth
					2201 Southway 76207-1029 Sara
		Ϋ́			2200 Overlook Ln 76207-1024 Brya
	Maximur Height Area Minimur Width ar Width ar Width ar Width ar Coverag	0 0			2201 Overlook Ln 76207-1025 En L
	Maximum Height Area Minimum L Width and Width and Building Setbacks Coverage	A			2200 Lookout Ln 76207-1020 Jame
Market Place RR-3	100' None None None 79% 4:1	1			2201 Lookout Ln 76207-1021 Billy 2200 Crestmeadow St 76207-1636 Bob
Market Place RR-2	100' None None None 79% 4:1				2128 Crestmeadow St 76207-1636 Susa
Market Place Residential	TBD TBD TBD TBD TBD N/		Concept / Sche	matir Vian	2124 Crestmeadow St 76207-1634 John
	100' None None None 90% 4:			наш, гілн	2120 Crestmeadow St 76207-1634 Victor
Town Center RR-1					2116 Crestmeadow St 76207-1634 Caro
Town Center RR-1 (hotel/office)	200' None none none 90% 4:				2112 Crestmeadow St 76207-1634 Tim
Town Center RR-2	None None None 90% 4:1	1			2108 Crestmeadow St 76207-1634 Laur
South Campus RR-2 Residential	65'				2104 Crestmeadow St 76207-1634 Susa
South Campus RR-2 Commercial	100'				2020 Crestmeadow St 76207-1632 Gera
South Campus Office/Hotel	200'				2601 Thunderbird Dr Jame
South Campus Mixed Use Residential	65' None None None 80% 4:	1			2605 Thunderbird Dr 76207-1601 Bren
South Campus Mixed Use Commercial	100' None None None 4:			NR-31-1-TTTT	2609 Thunderbird Dr 76207-1601 Jame
South Campus Mixed Use Hotel/Office	200' None None None 4:	$\frac{1}{1}$			2613 Thunderbird Dr 76207-1601 Sher
South Campus Mixed Use NR	None None None 90% 4:1	$\frac{1}{1}$			2701 Thunderbird Dr 76207-1603 Kirtl 2705 Thunderbird Dr 76207-1603 Gen
Off-Street Parking				TX TTY X TX X X X X X X X X X X X X X X	2709 Thunderbird Dr 76207-1603 Gen 2709 Thunderbird Dr 76207-1603 Krist
1. Single-Family	2 spaces per unit		FERRE A CONTRACT AND A CONTRACT A	IX LALIN IV X LALING AND	2713 Thunderbird Dr 76207-1603 Stev
2. Multi-Family	2 spaces per unit	Ĩ	No.	an a	2717 Thunderbird Dr 76207-1603 Jimr
a. 1 Bedroom or less than 500sf	1 anaco/unit	AUGUSTA DRIVE -	uni		2721 Thunderbird Dr 76207-1603 Klein
	1 space/unit		Ф////////////////////////////////////		2801 Thunderbird Dr 76207-1605 Rick
b. 1 Bedroom greator than 500sf	1.5 spaces/unit				2805 Thunderbird Dr 76207-1605 Cath
c. 2 Bedroom	1.75 spaces/unit				2809 Thunderbird Dr 76207-1605 Mark
d. 3 Bedroom	2 spaces/unit	PARK			2813 Thunderbird Dr 76207-1605 Step 2817 Thunderbird Dr 76207-1605 Davi
e. 4 Bedroom or more	1 space/bedroom				2901 Thunderbird Dr 76207-1005 Davi
f. Retirement Housing	1 space/unit				2900-2912 Augusta Dr 76207-1223 Davi
3. Office (general)	1 space/450sf				Augusta Dr 76207 Davi
4. Office (medical)	1 space/350sf				2915-3017 Augusta Dr 76207-1214 Davi
5. Retail	1 space/300sf			OPEN SPACE /	4234 I35 Tx 76207-3408 Gran
6. Restaurants/Bars	1 space/100sf			STORM WATER CONTROL	2205 N Bonnie Brae 76207-1018 Jess
					City
					2230 W University Dr 7620-0648 Davi W University St Mes
					2804 W University Dr 76201-1601 Mes
					2816 W University Dr 76201-1601 Mes
					2828 W University Dr 76201-1601 Mes
			DD 9		2900 W University Dr Tx 76201-1632 Univ

ership Information - North

	SITUS ADDRESS	OWNER NAME	MAILING ADDRESS	
	2200 Northway Dr 76207-1032	James W Curnutt & Richard D Ruark	2200 Northway, Denton, TX 76207-1032	
	2201 Northway Dr 76207-1033	Josue Ordonez	2201 Northway, Denton, TX 76207-1033	
	2200 Southway 76207-1028	Ruth Delia Chavez	10641 Steppington Dr Apt 2029, Dallas, TX 75230-4668	
	2201 Southway 76207-1029	Sarah E Beveridge & Christopher Files	2201 Southway, Denton, TX 76207-1029	
	2200 Overlook Ln 76207-1024	Bryan & Joyce Cassell	2200 Overlook Ln, Denton, TX 76207-1024	
	2201 Overlook Ln 76207-1025	En L Khoe	2201 Overlook Ln, Denton, TX 76207-1025	
	2200 Lookout Ln 76207-1020	James H & Barbara J Grote	2210 Amberstone, Fredericksbrg, TX 78624-6795	
	2201 Lookout Ln 76207-1021	Billy R & Suzanne E Smith	2201 Lookout Ln, Denton, TX 76207-1021	
	2200 Crestmeadow St 76207-1636	Bob F Watson	2200 Crestmeadow St, Denton, TX 76207-1636	
	2128 Crestmeadow St 76207-1634	Susan M Allison	701 Chaparral Rd, Sanger, TX 76266-6859	
	2124 Crestmeadow St 76207-1634	Johnny D Guajardo	2124 Crestmeadow St, Denton, TX 76207-1634	
	2120 Crestmeadow St 76207-1634	Victor & Damia Cleaver	2120 Crestmeadow St, Denton, TX 76207-1634	
	2116 Crestmeadow St 76207-1634	Carolyn Gilbert	2116 Crestmeadow St, Denton, TX 76207-1634	
	2112 Crestmeadow St 76207-1634	Tim & Kenna J Johnson	2112 Crestmeadow St, Denton, TX 76207-1634 2112 Crestmeadow St, Denton, TX 76207-1634	
	2108 Crestmeadow St 76207-1634	Laura L Fogle	2108 Crestmeadow St, Denton, TX 76207-1634	
	2104 Crestmeadow St 76207-1634	Susan Pierce	2104 Crestmeadow St, Denton, TX 76207-1634	
	2100 Crestmeadow St 76207-1634	Martha Sue Webb	2100 Crestmeadow St, Denton, TX 76207-1634	
	2020 Crestmeadow St 76207-1632	Gerald L & Nedra Mitchell	2575 Thomas J Eagan Rd, Denton, TX 76207-2800	
	2601 Thunderbird Dr	James J Sitton	2601 Thunderbird Dr, Denton, TX 76207-1601	
	2605 Thunderbird Dr 76207-1601	Brenda K & Edgar Leavell	2605 Thunderbird Dr, Denton, TX 76207-1601	
	2609 Thunderbird Dr 76207-1601	James M Jr & Stephanie K Wilson	2609 Thunderbird Dr, Denton, TX 76207-1601	
	2613 Thunderbird Dr 76207-1601	Sheree L Sardina	2613 Thunderbird Dr, Denton, TX 76207-1601	
	2701 Thunderbird Dr 76207-1603	Kirtland B Watkins	2701 Thunderbird Dr, Denton, TX 76207-1603	
4000- <u>444</u>	2705 Thunderbird Dr 76207-1603	Gene H Fahrenbacher	2705 Thunderbird Dr, Denton, TX 76207-1603	
	2709 Thunderbird Dr 76207-1603	Kristine Bolin	PO Box 50171, Denton, TX 76206-0171	
	2713 Thunderbird Dr 76207-1603	Steve Oberlender	2713 Thunderbird Dr, Denton, TX 76207-1603	
	2717 Thunderbird Dr 76207-1603	Jimmy C & Neva L Shelton	2717 Thunderbird Dr, Denton, TX 76207-1603	
	2721 Thunderbird Dr 76207-1603	Klein & Barenblat Law Offices	5940 Wilcox Pl Ste A, Dublin, OH 73016-6805	
	2801 Thunderbird Dr 76207-1605	Ricky L & Britta Wheeler	2801 Thunderbird Dr, Denton, TX 76207-1605	
	2805 Thunderbird Dr 76207-1605	Cathleen Desouza Carothers	2106 Hawksbury Way, Cedar Park, TX 78613-6878	
11111	2809 Thunderbird Dr 76207-1605	Mark McGary	2809 Thunderbird Dr, Denton, TX 76207-1605	
	2813 Thunderbird Dr 76207-1605	Stephen R Speer	2813 Thunderbird Dr, Denton, TX 76207-1605	
	2817 Thunderbird Dr 76207-1605	David & Veronica Brunner	2817 Thunderbird Dr, Denton, TX 76207-1605	
	2901 Thunderbird Dr 76207-1272	Donald W Fleming	2901 Thunderbird Dr, Denton, TX 76207-1272	
	2900-2912 Augusta Dr 76207-1223	David TW Sung	PO Box 3580, Santa Monica, CA 90408-3580	
	Augusta Dr 76207	David TW Sung	PO Box 3580, Santa Monica, CA 90408-3580	
	2915-3017 Augusta Dr 76207-1214	David TW Sung	PO Box 3580, Santa Monica, CA 90408-3580	
	4234 I35 Tx 76207-3408	Gramar Corp	Unknown	
	2205 N Bonnie Brae 76207-1018	Jess Newton Rayzor Estate	PO Box 609, Denton, TX 76202-0609	
)L	2203 N DONING DIGE 70207-1010	City of Denton	Municipal Building, 215 E McKinney St, Denton, TX 76201-422	
	- 2230 W University Dr 7620-0648	David R Fulton Trustee	5529 Freeman Rd, Krum, TX 76249-3358	
	· · · · · · · · · · · · · · · · · · ·			
	W University St	Mesquite Creek Dev Inc	PO Box 22845, Oklahoma City, OK 73123-1845	
	2804 W University Dr 76201-1601	Mesquite Creek Dev Inc	PO Box 22845, Oklahoma City, OK 73123-1845	
	2816 W University Dr 76201-1601 2828 W University Dr 76201-1601	Mesquite Creek Dev Inc Mesquite Creek Dev Inc	PO Box 22845, Oklahoma City, OK 73123-1845 PO Box 22845, Oklahoma City, OK 73123-1845	
		NUCCOLLING L FOOK LOV LOC	BULKOV USUS LIVIDOMO LITV LIK 13173 18/15	





Adjacent Ownership Information - South

Adjacent Property Ownersh	ip West of Bonnie Brae			
SITUS ADDRESS	OWNER NAME	MAILING ADDRESS	OWNER NAME (all CAPS)	
2321 W University Dr Tx 76201-1649	Abs Tx Investor Lp	250 E Park Center Boulevard, Boise, ID 83726-0001	ABS TX INVESTOR LP	- Iji
2317 W University Dr 76201	Benbrooke Univ Partners	5924 Royal Ln Ste 250, Dallas, TX 75230-8802	BENBROOKE UNIV PARTNERS	$\int dt dt$
2311 W University Dr 76201-1649	Benbrooke Univ Partners	5924 Royal Ln Ste 250, Dallas, TX 75230-8802	BENBROOKE UNIV PARTNERS	
2303 W University Dr 76201-1649	Mfd Inc	2303 W University Dr, Denton, TX 76201-1649	MFD INC	$\langle \cdot \rangle$
Scripture St 76201	Cook Children's Health Care System	801 7th Avenue, Fort Worth, TX 76104-2733	COOK CHILDREN'S HEALTH CARE SYSTEM	
	Texas Oncology Properties Llc	12221 Merit Dr Ste 500, Dallas, TX 75251-3100	TEXAS ONCOLOGY PROPERTIES LLC	
2620 Scripture St Tx 76201-4315	Hta-denton Llc	16427 N Scottsdale Rd Ste 440, Scottsdale, AZ 85254-7103	HTA-DENTON LLC	-
Adjacent Property Ownersh	ip East of Bonnie Brae			
SITUS ADDRESS	OWNER NAME	MAILING ADDRESS	OWNER NAME (all CAPS)	\
1160 Bonnie Brae 76201-2421	Dsmg Ltd	1160 N Bonnie Brae St, Denton, TX 76201-2421	DSMG LTD	

W University Dr	South Stemmons Prop Group Ltd	1801 Hinkle Dr Ste 150, Denton, TX 76201-1768	SOUTH STEMMONS PROP GROUP LTD
1230 N Bonnie Brae St 76201-5475	Mrs Leona Ewing	1228 Bellemead Dr, Denton, TX 76201-2418	MRS LEONA EWING
1224 N Bonnie Brae St 76201-5475	Linda Marie Casias Roth	208 Meadow Ln, Denton, TX 76207-7411	LINDA MARIE CASIAS ROTH
1220 N Bonnie Brae 76201-5475	Windsor Hall Inc.	1409 San Gabriel Dr, Denton, TX 76205-6600	WINDSOR HALL INC
1218 N Bonnie Brae St 76201-5475	Marilyn R Janke	145 S Forest Ln, Double Oak, TX 75077-8284	MARILYN R JANKE
1160 N Bonnie Brae 76201-2421	Dsmg Ltd	1160 N Bonnie Brae St, Denton, TX 76201-2421	DSMG LTD
1160 Bonnie Brae 76201-2421	Dsmg Ltd	1160 N Bonnie Brae St, Denton, TX 76201-2421	DSMG LTD
1160 N Bonnie Brae 76201-2421	Bruce A & Rhonda Huther	1890 S Keaton Rd, Sanger, TX 76266-8702	BRUCE A & RHONDA HUTHER
1100 N Bonnie Brae St 76201-2421	John Kozura III	777 El Cielito St, Denton, TX 76205-8317	JOHN KOZURA III
1026 N Bonnie Brae 76201-2420	Nelta Bahnsen	5707 Glen Pines Dr, Houston, TX 77069-1818	NELTA BAHNSEN
1020 N Bonnie Brae 76201-2420	Melvin L & Patricia L Sumrall Life Estate & Etal	1020 N Bonnie Brae St, Denton, TX 76201-2420	MELVIN L & PATRICIA L SUMRALL LIFE ESTATE & ETAL
1014 N Bonnie Brae 76201-2420	James H Mahoney	1014 N Bonnie Brae St, Denton, TX 76201-2420	JAMES H MAHONEY
1008 N Bonnie Brae 76201-2420	Danny R & Carmen Whitaker	1008 N Bonnie Brae St, Denton, TX 76201-2420	DANNY R & CARMEN WHITAKER
1002 N Bonnie Brae 76201-2420	Albert & Opal Harpool Revocable Living Trust	1002 N Bonnie Brae St, Denton, TX 76201-2420	ALBERT & OPAL HARPOOL REVOCABLE LIVING TRUST
924 N Bonnie Brae 76201-2419	Nadine S Wilson	924 N Bonnie Brae St, Denton, TX 76201-2419	NADINE S WILSON
916 N Bonnie Brae 76201-2419	Charline S Rodgers Family Trust	1128 Bent Oaks Dr, Denton, TX 76210-8350	CHARLINE S RODGERS FAMILY TRUST
910 N Bonnie Brae 76201-2419	Weldon Glen McBride	1819 Laurelwood Dr, Denton, TX 76209-2234	WELDON GLEN MCBRIDE
002 N Bonnie Brae 76201-2419	Paul J & Dianna Banda	902 N Bonnie Brae St, Denton, TX 76201-2419	PAUL J & DIANNA BANDA
818 N Bonnie Brae 76201-2499	Clarence D Wynn	818 N Bonnie Brae St, Denton, TX 76201-2499	CLARENCE D WYNN
N Bonnie Brae Tx	4a Properties Ltd	300 Cove Dr, Shady Shores, TX 76208-7110	4A PROPERTIES LTD
802 N Bonnie Brae 76201-2499	4a Properties Ltd	300 Cove Dr, Shady Shores, TX 76208-7110	4A PROPERTIES LTD
2423 Panhandle St 76201-2439	Gregory P Rowlett	PO Box 850, Lewisville, TX 75067-0850	GREGORY P ROWLETT
McKenna Park	City of Denton	Municipal Building, 215 E McKinney St, Denton, TX 76201-42 CITY OF DENTON	





ALLEGIANCE HILLVIEW, LP 5221 N. O'CONNOR BOULEVARD, STE 700 IRVING, TX 75039 South of 380

237.05 ACRES OF LAND IN THE

B.B.B. & C.R.R. SURVEY

ABSTRACT NO. A-192 LOCATED

IN THE CITY OF DENTON, DENTON

COUNTY, TEXAS

ENGINEER/SURVEYOR

OWNER/DEVELOPER

DUNAWAY ASSOCIATES, LP 550 BAILEY AVE. SUITE 400 FORT WORTH, TX 76107

ARCHITECT

HODGES & ASSOCIATES, P.L.L.C. 13642 OMEGA DALLAS, TX 75244

North of 380 149.58 ACRES OF LAND FRANCIS BATSON SURVEY ABSTRACT NO. A-43 LOCATED IN THE CITY OF DENTON, DENTON COUNTY, Date: 11-12-20 TEXAS



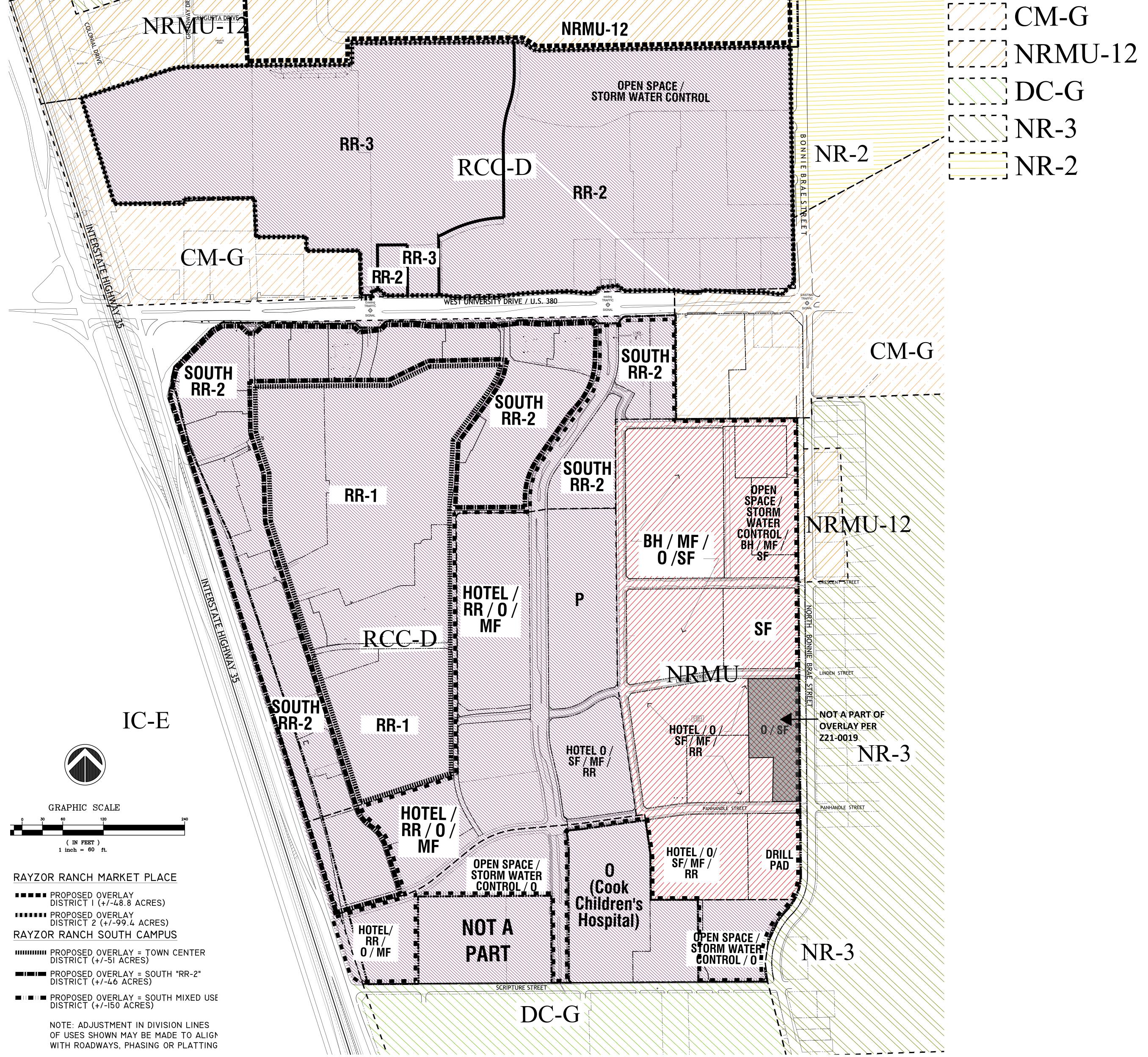
NR-3NR-3

EXHIBIT B-4

Zoning Overlay

ZONING LEGEND **RCC-D**

B R

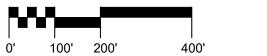


NR-3

ENTIRITY OF PROJECT LIES WITHIN CITY LIMITS OF DENTON









nort