



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, May 15, 2024

5:00 PM

Council Work Session Room
&
Council Chambers

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

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

REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION

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

Comments on Agenda Items:

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

Public Hearing Items:

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

Individuals may participate by using one of the following methods:

1. In Person for Regular or Consent Agenda Items:

To provide in-person comments 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, May 15, 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. [PZ24-088](#) Receive a report and hold a discussion regarding Municipal Utility Districts in the areas around the City of Denton corporate limits.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - MUD Policy](#)

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, May 15, 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. [PZ24-076](#) Consider approval of the April 24, 2024, Planning and Zoning meeting minutes.

Attachments: [April 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. [FP24-0006e](#) Consider a request by JPI Real Estate Acquisitions, LLC for a Final Plat of the Jefferson Bonnie Brae Addition. The 31.51-acre site is generally located west of Bonnie Brae Road and approximately 150.19 feet south of Bronco Way in the City of Denton, Denton County, Texas. (FP24-0006e, Jefferson Bonnie Brae, Angie Manglaris).

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP24-0008](#) Consider a request by CCM Engineering, on behalf of Cana Capital Series 3, LLC for a Final Plat of Enclave at Hickory Hill. The approximately 48.68-acre site is generally located on the north side of East Hickory Hill Road, approximately 650 feet west of Hunter Hill Lane in Denton County, Texas, within the City's extraterritorial jurisdiction Division 1 (ETJ-1). (FP24-0008, Enclave at Hickory Hill, Bryce Van Arsdale).

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

- B. [FP23-0031a](#) 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. (FP23-0031a, Mayhill Addition, Sean Jacobson).

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

- C. [FP24-0012](#) Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval

of a Final Plat of Hunter Ranch Phase 1A. The approximately 52.956-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0012, Hunter Ranch Phase 1A, Cameron Robertson).

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

- D. [FP24-0013](#) Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1B. The approximately 53.081-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0013, Hunter Ranch Phase 1B, Cameron Robertson).

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

- E. [FP24-0014](#) Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1C. The approximately 66.777-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0014, Hunter Ranch Phase 1C, Cameron Robertson).

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

- F. [FP24-0015](#) Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1D. The approximately 56.100-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0015, Hunter Ranch Phase 1D, Cameron Robertson).

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

- G. [FP24-0017](#) Consider a request by Denton Mayhill / Quail Creek Investment, LLC, for a Final Plat of the Jefferson Mayhill Addition. The 39.782-acre site is generally located west of Mayhill Road, approximately 850 feet south of Roy Road, in the City of Denton, Denton County, Texas. (FP24-0017, Jefferson Mayhill Addition, Mia Hines).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Final Plat](#)
[Exhibit 5 - LLC Members List](#)
[Exhibit 6 - 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. [S23-0006](#) 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 Veterinary Clinic use on approximately 4.89 acres of land, generally located on the south side of Teasley Lane, approximately 525 feet west of Pennsylvania Drive, in the City of Denton, Denton County, Texas. (S23-0006, Wright Denton Teasley, Ashley Ekstedt) THE APPLICANT IS REQUESTING TO POSTPONE THIS ITEM TO THE MAY 29, 2024 MEETING.

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

- B. [MPA24-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a city-initiated Comprehensive Plan Amendment to modify the 2022 Mobility Plan, including adding a Major Collector roadway functional classification to the Thoroughfare Plan and amending the Thoroughfare Plan Map to change the alignment of the 380 Connector and to extend East Windsor Drive across State Loop 288. The general area is located at the current terminus of East Windsor Drive, approximately 700 feet west of State Loop 288, south of Kings Row, and extending approximately 4,800 feet toward the east, in the City of Denton, Denton County, Texas. (MPA24-0001a, East Windsor Extension, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Future Land Use Map](#)
 [Exhibit 4 - Roadway Types](#)
 [Exhibit 5 - 2015 Mobility Plan Excerpt](#)
 [Exhibit 6 - 2022 Mobility Plan Thoroughfare Plan Map and Roadway Classification](#)
 [Exhibit 7 - Proposed Thoroughfare Plan Map](#)
 [Exhibit 8 - Notification Response Map](#)
 [Exhibit 9 - Draft Ordinance](#)

- C. [DCA24-0006](#) Hold a public hearing and consider making a recommendation to the City Council regarding amending the Denton Development Code; amendments include but are not limited to Table 5.2-A: Table of Allowed Uses, Section 5.4.3 General Standards for Accessory Uses and Structures, Section 5.4.4 Additional Standards for Specific Accessory Uses, and Section 9.2: Definitions related to the regulation of Donation Boxes. (DCA24-0006, Donation Boxes, Mia Hines)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Redline Markups](#)
 [Exhibit 4 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ24-077](#) 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 May 10, 2024, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

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



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
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Legislation Text

File #: PZ24-088, **Version:** 1

AGENDA CAPTION

Receive a report and hold a discussion regarding Municipal Utility Districts in the areas around the City of Denton corporate limits.



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: May 15, 2024

SUBJECT

Receive a report and hold a discussion regarding Municipal Utility Districts in the areas around the City of Denton corporate limits.

BACKGROUND

In March 2023, Council Member Pruett requested information regarding the Municipal Utility Districts (MUDs) on the western side of the City in the extraterritorial jurisdiction (ETJ) and how these affect the City's land use plans. The City of Denton is aware of 21 total MUDs within or near the City's ETJ comprising nearly 8,500 acres.

A MUD is a type of special district that allows a developer to fund development typically outside of a City's corporate boundary (i.e. city limits). While typically residential or mixed-use in nature, a MUD can also be commercial or industrial. Once established, a MUD may issue bonds to fund water, wastewater, drainage, electrical services, roads, or other infrastructure and services within the MUD boundary. MUDs are established through application to, and approval by, the Texas Commission on Environmental Quality (TCEQ) or through the Texas legislature.

As part of the TCEQ application process, a proposed MUD is required to seek consent from any city in whose ETJ the MUD wishes to locate. The proposed MUD should provide the TCEQ with evidence that the application (to the TCEQ) conforms substantially to the City's consent and provide evidence that the City's consent does not place any conditions or restrictions on the proposed MUD District unless otherwise negotiated through a development agreement.

The City of Denton adopted a policy regarding MUDs in October 2022 which has been included as Exhibit 2.

EXHIBITS

1. Agenda Information Sheet
2. MUD Policy

Respectfully submitted:
Charlie Rosendahl
Business Services Manager

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MUNICIPAL UTILITY DISTRICT POLICY

City of Denton

Table of Contents

I.	Introduction	2
II.	Goals	2
III.	How to use this document:.....	3
IV.	Conditions and Considerations for Consent:	4
A.	<i>General</i>	<i>5</i>
B.	<i>Denton County.....</i>	<i>5</i>
C.	<i>Development</i>	<i>5</i>
D.	<i>Transportation.....</i>	<i>6</i>
E.	<i>Utility Services - Water, wastewater and stormwater facilities</i>	<i>6</i>
F.	<i>Electric Service.....</i>	<i>8</i>
G.	<i>Emergency services</i>	<i>9</i>
H.	<i>Solid Waste and Recycling.....</i>	<i>9</i>
I.	<i>Open Space/Environment.....</i>	<i>10</i>
J.	<i>Gas Wells.....</i>	<i>11</i>
K.	<i>Financing</i>	<i>11</i>
L.	<i>Annexation</i>	<i>12</i>

I. Introduction

A Municipal Utility District (MUD) is a type of special district that allows a developer to fund development typically outside of a City's corporate boundary (i.e. city limits). While typically residential or mixed-use in nature, a MUD can also be commercial or industrial. Once established a MUD may issue bonds to fund, water, wastewater, drainage, electrical services, roads or other infrastructure and services within the MUD boundary pursuant to Article III, Section 52, and/or Article XVI, Section 59, of the Texas Constitution. MUDs are established through application to, and approval by the Texas Commission on Environmental Quality (TCEQ), or through the Texas legislature.

This policy applies to MUD applications within the City's extraterritorial jurisdiction (ETJ); the City does not permit MUDs to be created within its corporate boundaries. The City is committed to working with MUDs towards an equitable agreement that allows both the City and the MUD to achieve their goals. This policy will:

- Guide discussions between the City and the MUD;
- Outline the City's goals, expectations and priorities;
- Act as a resource to evaluate MUD applications for City consent; and
- Provide a basis for a development agreement between the City and the MUD, if deemed beneficial.

II. Goals

The City is committed to the vision and goals set out within the Denton 2040 Comprehensive Plan. The City would like to see an equivalent or better quality of development and environmental protection undertaken by MUDs within the City's ETJ as is required by developers within City limits. Reaching an agreement between the City and the MUD on how the MUD will be developed, how services will be provided, and how the MUD will be managed over time will provide a level of certainty and clarity for both the MUD and the City. In addition, receiving consent from the City will satisfy one of the MUD's application requirements for TCEQ approval.

The City of Denton will review and evaluate applications for MUDs within the City's ETJ in conjunction with this policy. The City seeks to avoid any unintentional or unforeseen financial, environmental or social burden on the City in the future. As such the goals of the policy are as follows:

1. Establish an equitable arrangement between the MUD and the City in order to influence the development as much as possible.
2. Establish clear guidelines with respect to MUDs, for the benefit of City Council, City staff and the MUD, and to ensure collaboration with Denton County and neighboring communities, as applicable.

3. A MUD should be developed in a manner generally consistent with the Comprehensive Plan.
4. Encourage alignment with the City of Denton's technical design standards, including but not limited to, road, water, wastewater, and stormwater standards (within the CCN) so that services can be provided to and maintained for the MUD over time.
5. Ensure the MUD has adequate protective services including fire, police, and ambulance services for the safety of residents and the greater community.
6. Verify the long-term fiscal sustainability of the MUD, in order to protect the residents' investment, and ensure that a financial burden is not placed on the residents of the MUD or the City of Denton.
7. Encourage environmental stewardship of MUD lands and the provision of parks and open space for the long-term sustainability of the City's ETJ and the enjoyment of MUD residents.
8. To prepare for potential future annexation of a MUD in ETJ 1, ensure that the recommendations of this policy are implemented to facilitate the technical and financial integration of the MUD into the City.
9. For lands within ETJ 2, ensure that the recommendations of this policy are implemented so that any possible negative offsite impacts of the development are minimized, and necessary services are provided.
10. Establish a framework for necessary communication regarding a MUD with Denton County to ensure necessary coordination between the City and County takes place.
11. Establish clear guidelines for a development agreement between a MUD and the City of Denton, should the City decide a development agreement is beneficial.

III. How to use this document:

As part of the TCEQ application process, a proposed MUD is required to seek consent from any city in whose ETJ the MUD wishes to locate. The proposed MUD should provide the TCEQ with evidence that the application (to the TCEQ) conforms substantially to the City's consent and provide evidence that the City's consent does not place any conditions or restrictions on the proposed MUD District unless otherwise negotiated through a development agreement.

This policy will act as a tool for the MUD, City of Denton staff and City Council to evaluate an application for consent. For detailed consent application requirements please refer to the MUD application, available on the City website. This policy should be reviewed prior to pre-application meetings with City staff and prior to formal application for City consent.

Once a complete consent application is submitted to the City, staff will review the submission and discuss any questions, concerns, or items of clarification with the applicant. Within 90 days of receiving a complete application, staff will formulate a recommendation and bring the MUD application forward for Council consideration.

City Council may support applications for consent where:

- The recommendations of this policy are met;

- The proposed MUD is consistent with this policy and the vision and goals of the Denton Comprehensive Plan; and
- The proposed MUD meets or exceeds the City's minimum in requirements as applicable.

Should the City consent to the creation of a MUD, a development agreement may be entered into between the MUD and the City. Any conditions of consent specified by Council, including but not limited to, provision of services, details related to the finances of the MUD, future annexation, and/or the provision of emergency services, should be included in the development agreement. In special circumstances, where alternate and acceptable provisions have been agreed upon by the City and the MUD, Council may vary the recommendations in this policy.

If the proposed MUD is located adjacent to the City's corporate boundary voluntary annexation may be considered in lieu of a MUD. Annexation into the City may provide alternative funding options for the development, such as a Public Improvement District (PID) and would be subject to approval by City Council.

City Council may choose not to support applications for consent where:

- The City has plans to provide municipal services to the area proposed for the MUD within the next 5 years;
- The property is currently included in a Non-Annexation Agreement; or
- The recommendations of this policy have not been met.

City Council shall not consider applications for consent where:

- The proposed MUD is located (in part or in whole) within the current Denton corporate boundaries;
- The City has plans to annex the lands included within the proposed MUD; or
- The proposed MUD application is incomplete.

Should a proposed MUD not be granted consent by City Council and the MUD moves forward with the TCEQ application process, the City may challenge the applicant's request before the TCEQ and may appeal the decision of the TCEQ to the District Court.

IV. Conditions and Considerations for Consent:

The conditions and considerations for consent outlined in this policy stem from the City's vision for smart balanced growth, high-quality development, and a commitment to sustainability. It is important to the City that MUDs in the City's ETJ, which is the City's future growth area, adopt a similar vision and commitment to quality for their community. This will allow for seamless integration of the development into the City and surrounding region as it grows.

A. General

As MUDs are located within the City's ETJ, and may in the future be annexed into the City, it is of high importance to the City that MUDs are developed in accordance with the City's comprehensive plan. The City's MUD application process provides the opportunity for the MUD and the City to confirm alignment with the City's comprehensive plan and outline an agreement on how development and ongoing maintenance of the MUD will occur.

- The proposed MUD should be generally consistent with the vision, goals and policies of the City of Denton Comprehensive Plan.
- Should City Council grant consent to the MUD, the City and the MUD should enter into a development agreement to outline all associated conditions of consent.
- The MUD should obtain all rights-of-way and easements necessary for the MUD. If the MUD is not able to obtain necessary third-party rights-of-way and easements then the City may, where allowed by State law, assist through the eminent domain process for services provided by the City and all associated fees should be borne by the MUD.

B. Denton County

While the City has the authority to grant consent to proposed MUDs, MUDs are also located within Denton County. The development of a MUD has potential impacts on the infrastructure and services provided by the County. Examples of these impacts include, but are not limited to, road maintenance, fire protection, and policing services. To encourage communication and transparency the County should be kept apprised of any MUD applications within the City's ETJ.

- A proposed MUD should submit a copy of their application for consent to Denton County in tandem with the proposed MUD application submittal to the City.
- The City, County, and if necessary the MUD applicant, should make a concerted effort to discuss any items within the application that require clarification or are of concern to the County.
- Any services assumed by the City that would otherwise be provided by the County should be included within a development agreement.

C. Development

The City recognizes that MUDs present a unique opportunity for residents to live in rural setting. That being said, the ETJ is the City's growth area and requires management and planning so that the City's long-term vision can be realized. Contiguous, staged growth which is fiscally and environmentally sound, reduces fragmentation and sprawl, discourages premature development, and conserves the City's future expansion area are key considerations for the City in the ETJ. Therefore, it is important that MUDs:

- Employ conservation design principles in subdivision design to maximize retention of existing topography, scenic views, natural drainage flows and natural habitat.

- Include diversity of housing types.
- Prioritize low impact design and minimize the use of impermeable surfaces in order to maximize storm water quality and minimize downstream impacts.
- Limit commercial land uses; however, should commercial land area be included in a MUD then the City and MUD should consider entering into a strategic partnership agreement, or a limited annexation, to allow the City to collect sales taxes from the area.
- Provide public school sites within the MUD boundary if required by the applicable school district.
- Use the City's development standards contained within the Denton Development Code and Criteria Manuals as a basis for development standards in the MUD.
- Develop in accordance with the submitted concept plan, and any significant changes to the concept plan should be submitted to the City for review and approval.

D. Transportation

It is important that the local and regional transportation network be well planned and sustainable. This includes planning for increased capacity and using consistent standards between the City, County and MUD, so that future connections, maintenance and replacement of transportation infrastructure can be streamlined over the long term.

- Transportation networks and construction design should be reflective of applicable City and County mobility plans and design standards.
- Regional transportation improvements may be required as they benefit the proposed MUD and are necessary to facilitate future development in the surrounding area.
- Transportation plans, including a transportation impact analysis (TIA), should be reviewed and approved by the City in accordance with City standards. Construction of and/or necessary upgrades to roadways shall be at the sole cost of the MUD developer. Associated built infrastructure should be inspected by the City and/or County (whoever has applicable jurisdiction) to ensure that appropriate design standards are met. This will help to ensure consistency with City and/or County infrastructure and promote the long-term sustainability of the road network.
- The MUD transportation network should be maintained and repaired to the satisfaction of the City and/or County in accordance with the applicable jurisdiction's maintenance standards.

E. Utility Services - Water, wastewater and stormwater facilities

The location of the proposed MUD within the City's ETJ will determine the nature of utility services for the MUD. Proposed MUDs that are within the City's certificate of convenience and necessity (CCN), the boundaries of which generally align with ETJ1 boundaries, are eligible to receive City utility services. Where this is the case, it is important that applicable City infrastructure standards are used so that the MUD utility system is able to integrate

into the City's existing utility infrastructure system. When located within the CCN it will be important that future growth in the ETJ is considered so that efficiencies are gained where possible, and this may require the coordination and oversizing of utility infrastructure.

Areas that are outside the City's CCN will not be eligible for City utility services. Where a proposed MUD is located outside the City's CCN it will be important to ensure that utility systems installed for the MUD are technically sound and minimize the potential risk of harm to residents and the surrounding environment. Furthermore, coordination with the water supplier for the area and TCEQ should be pursued.

In general, regardless of where located, all MUDs should achieve the following objectives.

- All MUDs shall have adequate infrastructure for water, wastewater, and stormwater, as approved by the appropriate jurisdiction.
- Utility infrastructure that services the proposed MUD should be consistent with the City's Utilities Master Plan to ensure efficient construction and use of utility infrastructure.
- The proposed MUD should demonstrate, to the satisfaction of the City, how utilities will be managed over time, including:
 - Treatment capacity;
 - Capacity/allocation per dwelling unit/commercial unit; and
 - Fiscal surety including usage rates, maintenance and amortization.
- Costs to relocate any existing utility infrastructure should be borne by the MUD, not by the City.
- To ensure fiscal sustainability for the MUD, taxes for the operation and ongoing maintenance of the MUD utilities should be established (in accordance with 49.107 of the Texas Water Code), and any surplus funds collected through taxes should be deposited in a capital reserves replacement fund. Furthermore, the City may want to require a fund balance reserve target and require reporting on the fund balance at a time interval deemed appropriate by the City, as allowed by state law.
- Water conservation techniques should be implemented in accordance with City standards, so that water resources are managed in an equitable and sustainable manner over time.

The following MUD objectives are more specific to geographical considerations as it relates to the City's CCN.

Within the City's CCN:

- To avoid duplication of services and infrastructure, a MUD located within the City's CCN should use the City as the exclusive provider of utility services. In such a case, the City shall set and collect all associated fees with the provision of service.

- Future growth in the CCN should be a consideration when determining the size and capacity of utility infrastructure. Infrastructure should be built to a regional standard/capacity in a manner consistent with the City's comprehensive plan and utility master plans. This will avoid duplication of infrastructure and allow for maintenance and replacement cost efficiencies. Items that may need to be considered in the design of the MUD utility network may include, but not be limited to:
 - wastewater interceptors and lift stations;
 - water lines;
 - treatment plants; and
 - stormwater infrastructure.
- The City may enter into discussions on cost-sharing of off-site improvements where system wide improvements are necessary and will benefit multiple properties.
- To ensure utility infrastructure is constructed to an appropriate standard, the following should take place:
 - Plans for all utility infrastructure should be prepared, reviewed and approved in accordance with City design standards.
 - The City should inspect all utility infrastructure, at the MUD developers cost, to ensure compliance with approved infrastructure plans.
 - If utility infrastructure is not built to City standards, an exemption should be granted by the City where appropriate.
- The City and MUD may by agreement determine whether the MUD or City is the owner of the utility infrastructure.
- If a MUD within the City's CCN wishes to receive utility services from another source, prior written approval from Denton City Council shall be required unless otherwise allowed by state law.

Outside the City's CCN:

- Plans for all utility infrastructure should be prepared, reviewed and approved in accordance with the City, Denton County, and/or the applicable utility district(s) design standards.
- Denton County and the applicable utility district(s) should be responsible for inspections of utility infrastructure to ensure compliance with approved infrastructure plans.
- Where the long-term maintenance of the utility system is the responsibility of the MUD, a maintenance plan should be submitted to the City and the County for review.

F. Electric Service

Electric service should be provided to the MUD community in a comprehensive and cost-effective manner to the benefit of MUD residents. Where a proposed MUD is located in the

City's single certified service area, the City is the exclusive provider of electric utilities. Where a proposed MUD is located in the City's multiple certified service area, the City prefers to be the exclusive provider of electric utilities so that network efficiencies can be realized. Therefore, the following is recommended as it relates to electrical service for the MUD development.

- Where a proposed MUD is located within the City's single certified service areas, the city shall be the exclusive provider electric utilities.
- Where a proposed MUD is located within the City's multiple certified service areas, a MUD may solicit proposals for electric service from other providers in order to evaluate the market and ensure that the developer obtains a competitive rate for comprehensive service. The City should have the opportunity to review proposals for electric service solicited by the MUD and should have the opportunity to submit a competing offer to provide electric distribution service to the MUD. If the City submits a proposal that is equivalent to the other lowest cost provider, then the MUD should obtain electric service from the City.

G. Emergency services

For the safety of MUD residents and the surrounding area, it is important that a proposed MUD secure comprehensive emergency services, including fire and ambulance services. Considerations for emergency services include response times, and the level/quality of services the provider is able to offer. For this reason, it is the City's preference that the City be the provider of emergency services, particularly within ETJ1, where there is proximity with existing emergency service infrastructure. Once a MUD consent application has been filed with the City, the MUD and the City should discuss the provision of emergency services or alternate emergency service providers if deemed necessary. For the safety of residents, the MUD shall demonstrate that it has appropriate emergency services.

- If the City provides fire protection services within the MUD, a Fire Protection Agreement with the City must be approved by City Council. The agreement should include terms and conditions for the MUD to receive full City of Denton fire protection services and include a Fire Service Improvement Fee (or similar fee) to fund fire station construction and operations.
- The City may require the donation of land to the City (as applicable) for fire stations or other public safety facilities, if determined necessary for the provision of services by the City.
- For the protection of residents, roadway design should enhance access and reduce response times (reference section IV.D for transportation requirements).

H. Solid Waste and Recycling

Solid waste and recycling services should be provided to the MUD community in a comprehensive and cost-effective manner to the benefit of the MUD residents, and should be managed in an environmentally sustainable manner.

- Where a proposed MUD is in a location where the City could reasonably provide solid waste and recycling services, the city should be the exclusive provider of these services.
- Solid waste and recycling services should be provided to the MUD at a competitive rate. The MUD may solicit proposals for solid waste and recycling services in order to obtain a competitive rate for comprehensive service.
- The City should have the opportunity to review proposals for solid waste and recycling services and should have the opportunity to submit an offer to provide solid waste and recycling services to the MUD. If the City submits a proposal that is equivalent to the other lowest cost provider, then the MUD should obtain solid waste and recycling services from the City.

I. Open Space/Environment

The City of Denton places significant importance on environmental stewardship and green infrastructure (including parks, greenways, stream corridors and tree canopies). It is important that a proposed MUD integrate these values into the proposed development for the benefit of the regional environment and the enjoyment of residents. In addition, should a MUD be annexed into the City in the future, the incorporation of these considerations into the overall MUD development design layout will ensure the MUD will have equivalent design standards to the City.

- Coordination between the MUD and the City should take place to ensure park, trail and open space development is consistent with the City's Parks, Recreation and Trails System Masterplan, and the Preferred Land Preservation Plan within the Denton Comprehensive Plan.
- When located within ETJ 1 and in close proximity to City limits, the City may require that trails and parkland or a public access easement be dedicated to the City.
- The trail network within the MUD should:
 - Connect to points of interest within the MUD including, but not limited to, schools, parks, and residential areas.
 - Facilitate connections between the City and MUD, where possible, to the benefit of MUD residents and the larger region.
 - Be constructed to City standards for consistency and ease of maintenance.
- Parks within the MUD should:
 - Be provided in a quantity and manner consistent with the City's parkland dedication ordinance.
 - Protect unique features.
 - Be maintained over the short and long-term, including the update and replacement of park infrastructure as needed.
 - Be connected to the MUD trail network, and regional trail network, as applicable.
- The MUD should be compliant with City Environmentally Sensitive Areas (ESA) regulations.

- The MUD should be compliant with City tree preservation regulations.

J. Gas Wells

The City prioritizes the safety of residents in situations where the gas industry and residents interact, through gas well setbacks and other standards. It is important that a proposed MUD integrate these gas well development standards into the proposed development for the benefit of the safety of its residents. In addition, should a MUD be annexed into the City in the future, the incorporation of these development standards into the overall MUD development design layout will ensure the MUD will have equivalent design standards to the City.

- Gas wells are encouraged to be developed and operated in accordance with the Denton Development Code. Ideally, setbacks from gas wells should be consistent with setbacks outlined in the Denton Development Code.
- MUDs containing gas wells located within certain watershed areas of the ETJ, must follow watershed permitting requirements of the City.

K. Financing

It is a priority of the City that any MUD located within the City's ETJ be developed in a fiscally sustainable manner. This will allow the MUD to succeed over time and will prevent any undue financial burden from being placed on MUD residents and/or the City. Unfortunately, it is possible that a potential financial burden could be passed on through increased taxes for MUD residents or through poorly maintained infrastructure and/or assumed debt if the MUD lands are annexed into the City in the future. The recommendations below seek to confirm the fiscal surety of the MUD over time.

Bonds

- Should a development agreement between the MUD and the City be required, the development agreement should outline conditions with regards to bonds, to ensure the fiscal surety of the MUD over the long term. These conditions may include, but not be limited to, the following:
 - Bonds should remain obligations of the MUD, until the MUDs dissolution.
 - Once the MUD has established a maturity date for initial bonds, the maturity date for any additional bonds issued should not extend beyond the maturity date of the initial bonds. If the MUD would like a bonds maturity date to extend beyond the initial maturity date consent from the City should be required.
 - The City and MUD may agree, as a condition for consent, to limit a MUD to only issue bonds for the purposes of providing roads, water, wastewater and drainage improvements as provided in the Texas Water Code, Section 54.016(e), while requiring other infrastructure improvements be financed through other resources.

- The City may refuse to give consent to the issuance of bonds or limit the amount of bonds issued by the MUD if the MUD is not in compliance with all agreements between the MUD and the City.
- So that the City is aware of the ongoing financial management of the MUD, any development agreement between the MUD and the City should outline a series of reporting requirements with regards to administering bonds. These reporting requirements may include, but not be limited to, the following:
 - The value of the bonds being proposed for issuance;
 - The projects to be funded by such bonds;
 - The proposed debt service tax rate after issuance of the bonds; and
 - Within thirty (30) days after the MUD closes the sale of a series of bonds, the MUD shall deliver to the City Manager a copy of the final official statement for the bonds as well as any additional information requested by the City. Within sixty (60) days after the bonds are delivered the MUD should provide the City with a complete transcript of bond proceedings.

Taxes

- The MUD must be financially self-sustaining with an ad valorem tax rate sufficient to support the services provided by the MUD and a contract tax rate sufficient to support services provided to the MUD.
- City property and land shall be exempted from all MUD taxes, assessments, charge fees and fines of any kind.
- To ensure the long-term sustainability of infrastructure built in accordance with this policy the MUD should establish an Operation and Maintenance Tax pursuant to Section 49.107 of the Texas Water Code. The tax should establish a fund that is able to cover the ongoing maintenance and replacement of infrastructure.

L. Annexation

Should the proposed MUD desire future annexation into City limits, the proposed MUD may enter into discussion with the City to set annexation parameters at the time the proposed MUD is seeking consent from the City. Agreed upon terms will be outlined in a development agreement between the City and MUD so that there is clarity for the future annexation process.

- The MUD should be developed in a manner consistent with this policy and other applicable City policies, so that future annexation is not impaired in any way.
- Annexation should not occur until 100% of the original bonds for the creation and operation of the district have been repaid.
- If there is a limited purpose annexation, the MUD and City should enter into a strategic partnership agreement (or similar) with the City to facilitate annexation.
- Annexation should be based on fiscal impact, taking into consideration all public facilities and services, and whether adequate public facilities exist.

- If public infrastructure is transferred to the City, all associated warranties should be transferred to the City.



City of Denton

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Legislation Text

File #: PZ24-076, **Version:** 1

AGENDA CAPTION

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

MINUTES
PLANNING AND ZONING COMMISSION
April 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, April 24, 2024, at 5:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: Chair Margie Ellis and Commissioner Kimberly Thaggard

WORK SESSION

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

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

3.A (FP24-0010), 3.B (PP24-0002a), 3.C (FP24-0011), 3.D (FP24-0006d),
3.E (FP24-0009a), 3.F (V24-0001), and 4.B (S24-0001)

The following item was presented, and discussion was had:

4.A (Z24-0003)

2. Work Session Reports

- A. PZ24-074 Receive a report and hold a discussion regarding the Rayzor Ranch Overlay District.

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

The Work Session was adjourned at 5:28 p.m.

REGULAR MEETING

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Regular Meeting on Wednesday, April 24, 2024, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

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

ABSENT: Chair Margie Ellis and Commissioner Kimberly Thaggard

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ24-063 Consider approval of the April 10, 2024, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the April 10, 2024, Planning and Zoning meeting minutes. Motion seconded by Commissioner Pruett. Motion carried.

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP24-0010 Consider a request by Rob Myers with Kimley-Horn on behalf of MRLP Bick Property LLC for a Final Plat of the Mayhill Multifamily Addition. The 23.9-acre site is generally located generally located on the west side of North Mayhill Road, approximately 250 feet north of Russell Newman Boulevard in the City of Denton, Denton County, Texas. (FP24-0010, Mayhill Multifamily, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of May 15, 2024. Motion seconded by Commissioner Padron. Motion carried.

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

- B. PP24-0002a Consider a request by Kimley-Horn, on behalf of HR 3200, LP, for approval of a Preliminary Plat of Hunter Ranch Phase 1 Amenity Center. The approximately 7.967-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (PP24-0002a, Hunter Ranch Phase 1 Amenity Center, Cameron Robertson).

Commissioner Cole recused for this item.

City staff presented the item. No discussion followed.

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

AYES (4): Vice-Chair Tim Smith, and Commissioners: Desiree Padron, Eric Pruett, and Jordan Villarreal

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

ABSTAINED (1): Commissioner Jason Cole

- C. FP24-00011 Consider a request by the Foresite Group, LLC for approval of a Final Plat for Stella Hills. The approximately 48.7617-acre site is generally located on the south side of E. McKinney Street, at the intersection of E. McKinney Street and Laney Circle in the City of Denton, Denton County, Texas. (FP24-0011, Stella Hills, Angie Manglaris).

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of May 15, 2024. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

- D. FP24-0006d Consider a request by JPI Real Estate Acquisitions, LLC for a Final Plat of the Jefferson Bonnie Brae Addition. The 31.51-acre site is generally located west of Bonnie Brae Road and approximately 150.19 feet south of Bronco Way in the City of Denton, Denton County, Texas. (FP24-0006d, Jefferson Bonnie Brae, Angie Manglaris).

City staff presented the item. No discussion followed.

Commissioner Pruett moved to approve the extension of the item to date certain of May 15, 2024. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

- E. FP24-0009a Consider a request by Forestar (USA) Real Estate Group, Inc. for a Final Plat of Hickory Grove, Phase 2. The 58.638-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. (FP24-0009a, Hickory Grove 2, Mia Hines).

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

- F. V24-0001 Consider a subdivision variance request by CB Green Investments, LLC from the 2019 City of Denton Development Code, Section 8.3.2.E.3 regarding the length of a flagpole portion of a lot. The variance will allow for a flag drive that is 600 feet in length. The approximately 10-acre site is generally located on the West side of Hilltop Road, approximately 740 feet north of E. Hickory Hill Road, in Denton County, Texas, within the City of Denton Division 1 Extraterritorial Jurisdiction (ETJ). (V24-0001, Areloegbe World, Bryce Van Arsdale).

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

4. PUBLIC HEARINGS

- A. Z23-0003 Hold a public hearing and consider making a recommendation to City Council regarding a request by Kimley-Horn on behalf of the property owner, Vandesmith Developers, LTD.to rezone approximately 1.52 acres from Suburban Corridor (SC) zoning district to Residential 6 (R6) zoning district. The subject 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. (Z24-0003, Vandesmith Tract Rezoning, Bryce Van Arsdale) No discussion or action was had.

Vice-Chair Smith opened the public hearing.

City staff presented the item. Discussion followed.

Citizen comments will be listed on Exhibit A.

Vice-Chair Smith closed the public hearing.

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

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

- B. S24-0001 Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for an Equipment Sales and Rental use on approximately 10 acres of land, generally located on the south side of US 380 approximately 3,800 feet west of Masch Branch Road in the City of Denton, Denton County, Texas (S24-0001, RDO Equipment, Ashley Ekstedt)

Vice-Chair Smith opened the public hearing.

City staff presented the item. No discussion followed.

Citizen comments will be listed on Exhibit A.

Vice-Chair Smith closed the public hearing.

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

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ24-064: 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 7:03 p.m.

X_____

Margie Ellis, Planning and Zoning Commission Chair

_____ Date

X_____

Cathy Welborn, Administrative Assistant III

_____ Date

Minutes approved on: _____

April 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
Dalton Allen	150 Hobson Lane, Denton, 76205	4.A (Z24-0003)	Opposed	Online	There are \$2,000,000 homes on Hobson and R6 zoning is a serious problem. Hobson is a 2- lane street that is already very busy and backed up during rush hours. When R6 zoning was approved for this and the adjacent property I am sure home value and traffic was significantly different. Today it is not. The value of surrounding homes will undoubtedly be negatively impacted as well if this is allowed to move forward to completion. Existing homes on Hobson have 2 to 3.5 acre lots and the lots in this project will likely be less than .20 acres (for 60 to 65 dwelling units) after detention and streets unless they are 2, 3 or 4 living units per building. Is this really appropriate? I do not know what can be done about the R6 zoning, but I am open to suggestions to try to keep a more homogenic approach to building in this area. Things change over time and I know that P&Z struggles to make sure building in Denton is completed approved and in a reasonable manner. I just hope it is not too late to seriously address this issue.
Dick Smith (Applicant)	721 Hobson Lane, Denton, 76205	4.A (Z24-0003)	Support	In Person	Answered concerns of the Commission. Stated they will not allow tract housing go in there.
Thomas Fletcher (Applicant)	6160 Warren Pkwy, Frisco, 75034	4.A (Z24-0003)	Support	In Person	Provided an overview of the project.
Aimee Bissett (Applicant)	1009 N Elm, Denton, 76201	4.B (S24-0001)	Support	In Person	Were there for questions.



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Legislation Text

File #: FP24-0006e, **Version:** 1

AGENDA CAPTION

Consider a request by JPI Real Estate Acquisitions, LLC for a Final Plat of the Jefferson Bonnie Brae Addition. The 31.51-acre site is generally located west of Bonnie Brae Road and approximately 150.19 feet south of Bronco Way in the City of Denton, Denton County, Texas. (FP24-0006e, Jefferson Bonnie Brae, Angie Manglaris).



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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: May 15, 2024

SUBJECT

Consider a request by JPI Real Estate Acquisitions, LLC for a Final Plat of the Jefferson Bonnie Brae Addition. The 31.51-acre site is generally located west of Bonnie Brae Road and approximately 150.19 feet south of Bronco Way in the City of Denton, Denton County, Texas. (FP24-0006e, Jefferson Bonnie Brae, Angie Manglaris).

BACKGROUND

The purpose of this Final Plat is to create one lot and dedicate associated easements and right-of-way for the development of multifamily residential. The subject property is zoned Mixed-Use Neighborhood (MN).

Date Application Filed:	January 30, 2024
Planning & Zoning Commission Meeting:	February 28, 2024
Days in Review:	29 Days
Date Application Filed:	February 29, 2024
Planning & Zoning Commission Meeting:	March 20, 2024
Days in Review:	20 Days
Date Application Filed:	March 19, 2024
Planning and Zoning Commission Meeting:	April 10, 2024
Days in Review:	22 Days
Date Extension Granted:	April 10, 2024
Planning and Zoning Commission Meeting:	April 24, 2024
Days in review:	14 Days
Date Extension Granted:	April 24, 2024
Planning and Zoning Commission Meeting:	May 15, 2024
Days in Review:	21 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009.

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
1965	City Council	Annexation	Approved
1969	City Council	Citywide rezoning to Agricultural	Approved
2002	City Council	Citywide rezoning from Agriculture to Neighborhood Residential Mixed Use (NRMU)	Approved
October 1, 2019	City Council	Citywide Rezoning from NRMU to Mixed-Used Neighborhood (MN)	Approved
February 28, 2024	Planning and Zoning Commission	Final Plat 30-day Extension Request	Approved
March 20, 2024	Planning and Zoning Commission	Final Plat 30-day Extension Request	Approved
April 10, 2024	Planning and Zoning Commission	Final Plat 30-day Extension Request	Approved
April 24, 2024	Planning and Zoning Commission	Final Plat 30-day Extension Request	Approved

PUBLIC OUTREACH

No public outreach is required for final plats.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

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

Prepared by:
Angie Manglaris, AICP
Development Review Manager

Planning Staff Analysis

FP24-0006e / Jefferson Bonnie Brae Addition

City Council District #3

Planning & Zoning Commission

REQUEST:

Final plat for approximately 31.51 acres of land.

APPLICANT:

Kimley-Horn & Associates, on behalf of JPI Real Estate Acquisitions, LLC.

RECOMMENDATION:

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

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. Findings: <div>The Final Plat meets all review criteria, as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. Findings: <div>The Final Plat meets all review criteria as detailed herein.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
Findings: <div>There is no conflict.</div>				
2. Prior Approvals				
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities. Findings: <div>There are no prior approvals.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The decision-making authority shall weigh competing plan goals, policies, and strategies Findings: <div>There are no competing plan goals, policies, and strategies for this site.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. Findings: <div>The overall goals of the Comprehensive Plan are met with the proposed Final Plat.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings: <div>As detailed herein, the proposed Final Plat complies with this criterion.</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. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: <div>The subject submittal is a Final Plat, and it was reviewed based on the checklist and requirements for a final plat.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Compliance with Other Applicable Regulations				
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. Findings: <div>The Final Plat complies with all applicable city regulations as well as all other applicable regulations, standards, requirements, and/or plans of the federal and state governments.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Consistent with Interlocal and Development Agreements				
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. Findings: <div>No interlocal or development agreements are applicable to this project.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Minimizes Adverse Environmental Impacts				
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Minimizes Adverse Impacts on Surrounding Property				

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

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
Findings: <div>There are adequate facilities to serve the development.</div>				
12. Rational Phasing Plan				
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. Findings: <div>No phasing is proposed for this plat.</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
13. Whether the final plat conforms to the preliminary plat, including any conditions of approval. Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, preliminary plats are no longer required. A preliminary plat was not prepared for this project.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Whether the development will substantially comply with all requirements of this DDC. Findings: <div>This Final Plat meets all review criteria and complies with all requirements of the DDC.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Whether the development will comply with the applicable technical standards and specifications adopted by the City. Findings: <div>The Final Plat complies with all applicable technical standards and specifications as detailed herein.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FP24-0006 Site Location



— Roads

Site Location

Parcels

COD

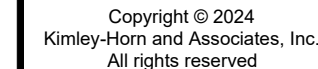
ETJ

ETJ 2

NAA 8/1/20

NAA 8/1/40

0 305 610 1,220 Feet



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Smith 37, LLC, John L. Smith and Dorothy Elaine Smith (Trustees), Michael and Laree Smith, and Wallace B. Duke, are the owners of a 31.5091 acre (1,372,538 square foot) tract of land situated in the Nathan Wade Survey, Abstract No. 1407, Denton County, Texas, and described in deeds recorded in Instrument Nos. 2012-104468, 2013-62126, 2003-190972, 2002-95801, Official Public Records, Denton County, Texas, and in Volume 588, Page 599, Deed Records, Denton County, Texas, and being all of Lot 1, Block 1, John Smith Addition, an addition to the City of Denton according to the plat recorded in Cabinet D, Page 288, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "PJB SURVEYING" found at the northwest corner of a called 30.672 acre tract of land described in the said deed recorded in Instrument No. 2013-62126, and being an interior corner of Lot 1, Block A, Bonnie Brae High School Addition, an addition to the city of Denton according to the plat recorded in Instrument No. 2020-113, said Official Public Records;

THENCE South 89°43'54" East, along the northernmost south line of said Lot 1, Block A, Bonnie Brae High School Addition, at a distance of 896.92 feet passing a 5/8-inch iron rod with cap stamped "Gorronдона & Associates" found at the northernmost southeast corner of said Lot 1, from which a 5/8-inch iron rod with cap stamped "TNP" found bears North 37°03'06" West, a distance of 0.50 feet, and at a distance of 963.10 passing a 5/8-inch iron rod with cap stamped "TNP" and continuing in all a total distance of 990.65 feet to a 60D nail found for corner in the approximate centerline of Bonnie Brae Street, a variable width public right-of-way, being at the northeast corner of the said called 30.672 acre tract from which a mag nail found bears North 10°01'06" West, a distance of 0.07 feet;

THENCE South 00°26'28" West, along the east line of the said called 30.672 acre tract, and along the said approximate centerline, a distance of 252.63 feet to a point for corner, being the northeast corner of a called 0.327 acre tract of land described in the Judgement to the City of Denton recorded in Instrument No. 2022-163479, said Official Public Records, from which a 60D nail found bears South 89°36'57" East, a distance of 2.36 feet;

THENCE North 89°36'57" West, departing the said east line, along the north line of the said called 0.327 acre tract, a distance of 94.65 feet to a 5/8-inch iron rod with cap stamped "Gorronдона & Associates" found for the northwest corner of the said called 0.327 acre tract, from which a 5/8-inch iron rod with cap stamped "TNP" found bears South 30°48'30" East, a distance of 0.04 feet;

THENCE South 00°38'55" West, along the west line of the said called 0.327 acre tract, at a distance of 150.00 feet passing the northwest corner of a called 0.361 acre tract of land described in Deed to the City of Denton recorded in Instrument No. 2021-126517, said Official Public Records, and continuing along the west line of the said called 0.361 acre tract a total distance of 156.16 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 03°56'51" West, continuing along the said west line, a distance of 152.13 feet to a 5/8-inch iron rod with cap stamped "GORRONDONA & ASSOCIATESS" found for corner in the north line of said Lot 1;

THENCE South 89°36'56" East, along the said north line, a distance of 104.52 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the aforementioned approximate centerline of Bonnie Brae Street, and being in the aforementioned east line of a called 30.672 acre tract;

THENCE South 00°26'28" West, along the said approximate centerline, and the said east line, a distance of 893.10 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being the easternmost southeast corner of that certain tract of land described in the said deed recorded in Instrument No. 2012-104468;

THENCE North 89°17'56" West, departing the said approximate centerline, along a south line of that said certain tract of land described in the deed recorded in Instrument No. 2012-104468, a distance of 29.63 feet to a steel fence post found for corner, being the southeast corner of a called 0.274 acre tract described in Special Warranty Deed to the City of Denton recorded in Instrument No. 2022-146245, said Official Public Records;

THENCE North 00°09'12" East, along the east line of the said called 0.274 acre tract, a distance of 150.55 feet to a steel fence post found for corner, being the northeast corner of the said called 0.274 acre tract;

THENCE North 89°22'09" West, along the north line of the said called 0.274 acre tract, at a distance of 78.54 passing a 5/8-inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" found for the northwest corner of the said called 0.274 acre tract, and continuing along the north line of that certain tract of land described in General Warranty Deed with Vendor's Lien to Adam Kunzman recorded in Volume 2913, Page 1027, said Deed Records, in all a total distance of 221.81 feet to steel fence post found for corner, being the northwest corner of the said Adam Kunzman tract;

THENCE South 00°35'11" West, along the west line of the said Adam Kunzman tract, a distance of 150.09 feet to a steel fence post found for corner, being the southwest corner of the said Adam Kunzman tract, and being in the north line of a called 4.979 acre tract of land described in General Warranty Deed with Vendor's Lien to R. Eric Fullerton and spouse, Maria R. Fullerton recorded in Instrument No. 1995-8696, said Official Public Records;

THENCE North 89°15'30" West, along the said north line, a distance of 676.92 feet to a 1/2-inch iron rod found for corner, being at northwest corner of the said called 4.979 acre tract, and being a northeast corner of aforementioned Lot 1, Block A, Bonnie Brae High School Addition, an addition to the city of Denton according to the plat recorded in Instrument No. 2020-113, said Official Public Records;

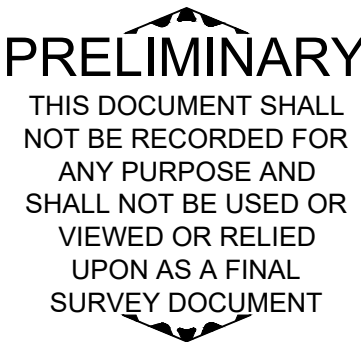
THENCE North 88°42'27" West, along a north line of said Lot 1, a distance of 61.02 feet to a 1/2-inch iron rod found for corner, being an interior corner of said Lot 1;

THENCE North 00°26'07" East, along the east line of said Lot 1, a distance of 1,444.95 feet to the **POINT OF BEGINNING** and containing 1,372,538 square feet or 31.5091 acres of land, more or less.

SURVEYOR'S CERTIFICATION

That I, Joshua D. Wargo, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

Joshua D. Wargo
Registered Professional Land Surveyor No. 6391
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511
josh.wargo@kimley-horn.com



STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Joshua D. Wargo, 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 consideration therein expressed, in the capacity therein stated.

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

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SMITH 37, LLC, JOHN L. SMITH AND DOROTHY ELAINE SMITH (TRUSTEES), MICHAEL AND LAREE SMITH, AND WALLACE B. DUKE, does hereby adopt this plat designating the herein described property as **LOT 1, BLOCK 1, JEFFERSON BONNIE BRAE**, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate to the public use forever the streets, alleys, and rights-of-way shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

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

WITNESS MY HAND, this ____ day of ____, 2024.

BY: **SMITH 37, LLC**

By: _____
Name
Title

BY: **JOHN L. SMITH AND DOROTHY ELAINE SMITH (TRUSTEES)**

By: _____
Name
Title

BY: **MICHAEL AND LAREE SMITH**

By: _____
Name
Title

BY: **WALLACE B. DUKE**

By: _____
Name
Title

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

NOTES:

- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on February 13, 2023. Coordinates have been scaled to surface values using a surface adjustment factor of 1.00015063.
- All lot corners are 5/8-inch iron rods set with cap stamped "KHA" unless stated otherwise.
- Private improvements cannot encroach onto existing public easements.
- The purpose of this plat is to create one (1) lot.
- Water and sewer services will be provided through the City of Denton.
- According to Map No. 48121C0360G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Prior to acceptance of any public drainage facilities, all easements within which the facilities are located shall be cleared of all buildings, structures, fences or other obstacles that would interfere with access to the easements.
- Gas wells and production equipment are located on Lot 1. There is a possibility that new wells 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-frature stimulated in the future.
- Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall made of the off-site property to determine the size of the drainage easement to accommodate the flow.
- The Drainage easement within the limits of this addition, shall be maintained in a safe and sanitary condition by the owner, as applicable. The city will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement or to the control of erosion, No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the drainage easement, unless approved by the city. The owner shall keep the drainage easement clear and free of debris, silt, and any substance that would result in unnecessary conditions of obstruct the flow of water. The city shall have the right to ingress and egress for the purpose of inspection and supervision of maintenance by the owner to alleviate any undesirable condition that may occur.
- The City and County, including their agents and employees, have the right of immediate access to the Common Areas at all times, if necessary, for the welfare or protection of the public, to enforce City/County ordinances, or to improve the appearance of or to preserve public property, public easements, or public rights of way. If the Association fails to maintain the Common Areas to a standard acceptable to the County or City, the County or City may give the Association a written demand for maintenance. If the Association fails or refuses to perform the maintenance within a reasonable period of time after receiving the County's/City's written demand (at least 90 days), the County or City may maintain the Common Areas at the expense of the Association after giving written notice of its intent to do so to the Association. The County or City may give its notices and demands to any officer, director, or agent of the Association, or alternatively, to each owner of a Lot as shown on the County's tax rolls. To fund the County's or City's cost of maintaining the Common Areas, the County or City may levy assessments against the lots and owners in the same manner as if the Association levied a special assessment. The rights of the County or City under this Section are in addition to other rights and remedies provided by law.
- 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 Developmental Code Section 7.7.4. must be met prior to the release of any permits.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°36'57"W	94.65'	L24	N00°26'07"E	287.02'	L47	N89°33'53"W	215.13'	L70	S89°33'53"E	81.24'
L2	S00°38'55"W	156.16'	L25	N89°33'53"W	99.18'	L48	N89°33'53"W	16.06'	L71	N00°26'07"E	71.02'
L3	S03°56'51"W	152.13'	L26	N89°33'53"W	80.00'	L49	S00°26'07"W	17.00'	L72	S74°26'29"E	236.58'
L4	S89°36'56"E	104.52'	L27	S00°26'07"W	234.02'	L50	S89°33'53"E	15.99'	L73	S00°26'07"W	109.96'
L5	N89°17'56"W	29.63'	L28	S89°33'53"E	80.00'	L51	N06°09'25"E	68.48'	L74	S89°33'53"E	348.36'
L6	N88°42'27"W	61.02'	L29	N00°26'07"E	234.02'	L52	N09°27'32"W	37.46'	L75	N89°33'53"W	26.00'
L7	N89°33'53"W	321.43'	L30	N89°33'53"W	65.56'	L53	N89°33'53"W	25.05'	L76	N00°26'07"E	26.00'
L8	S00°26'07"W	218.41'	L31	S00°26'07"W	134.08'	L54	S00°26'07"W	11.50'	L77	S00°26'07"W	26.00'
L9	N89°33'53"W	65.56'	L32	N89°33'53"W	268.13'	L55	S00°26'07"W	5.50'	L78	N00°26'07"E	26.00'
L10	N00°26'07"E	226.92'	L33	S00°26'07"W	51.50'	L56	S89°33'53"E	16.00'	L79	S00°26'07"W	26.00'
L11	N89°33'53"W	324.13'	L34	S89°33'53"E	459.00'	L57	N00°26'07"E	5.42'	L80	S00°26'07"W	26.00'
L12	S00°26'07"W	221.00'	L35	N00°26'07"E	11.66'	L58	N89°33'53"W	350.27'	L81	S00°26'07"W	26.00'
L13	S89°33'53"E	271.13'	L36	N59°33'53"W	56.93'	L59	S00°26'07"W	120.90'	L82	N00°00'00"E	26.00'
L14	S00°26'07"W	54.00'	L37	N00°26'07"E	103.97'	L60	N74°26'29"W	236.58'	L83	N89°15'16"W	5.97'
L15	N89°33'53"W	268.13'	L38	S89°33'53"E	215.13'	L61	N00°26'07"E	91.17'	L84	N00°44'44"E	41.04'
L16	S00°26'07"W	346.03'	L39	N89°33'53"W	215.13'	L62	N89°33'53"W	160.73'	L85	N00°43'27"E	90.81'
L17	S89°33'53"E	571.00'	L40	N89°33'53"W	459.00'	L63	S00°26'07"W	65.84'	L86	N03°56'51"E	20.76'
L18	N00°26'07"E	143.48'	L41	S00°26'07"W	13.53'	L64	S45°50'35"E	12.88'	L87	S86°03'09"E	6.00'
L19	S89°33'53"E	168.31'	L42	S89°33'53"E	459.00'	L65	S44°09'25"W	36.33'	L88	N89°21'05"W	6.00'
L20	N89°33'53"W	190.30'	L43	N00°26'07"E	13.53'	L66	S45°50'35"E	25.00'	L89	N00°38'55"E	106.79'
L21	N59°33'53"W	81.35'	L44	S00°26'07"W	112.00'	L67	N44°09'25"E	36.33'	L90	S89°21'05"E	6.00'
L22	N00°26'07"E	32.36'	L45	S89°33'53"E	215.13'	L68	S45°50'35"E	49.08'			
L23	S89°33'53"E	133.00'	L46	N00°26'07"E	112.00'	L69	S00°26'07"W	40.00'			

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	18°40'21"	20.00'	6.52'	S81°05'57"W	6.49'	C23	90°00'00"	30.00'	47.12'	S44°33'53"E	42.43'
C2	90°00'00"	30.00'	47.12'	S45°26'07"W	42.43'	C24	90°00'00"	30.00'	47.12'	N45°26'07"E	42.43'
C3	90°00'00"	30.00'	47.12'	N44°33'53"W	42.43'	C25	60°00'01"	30.00'	31.42'	N29°33'53"W	30.00'
C4	90°00'00"	3.00'	4.71'	S45°26'07"W	4.24'	C26	60°00'00"	56.00'	58.64'	N29°33'53"W	56.00'
C5	90°00'00"	30.00'	47.12'	S44°33'53"E	42.43'	C27	180°00'00"	30.00'	94.25'	N00°26'07"W	60.00'
C6	90°00'00"	30.00'	47.12'	S45°26'07"W	42.43'	C28	180°00'00"	30.00'	94.25'	N00°26'07"E	60.00'
C7	90°00'00"	3.00'	4.71'	S45°26'07"W	4.24'	C29	90°00'00"	30.00'	47.12'	S44°33'53"E	42.43'
C8	90°00'00"	30.00'	47.12'	N45°26'07"E	42.43'	C30	90°00'00"	30.00'	47.12'	N45°26'07"E	42.43'
C9	30°00'00"	30.00'	15.71'	N74°33'53"W	15.53'	C31	90°00'00"	30.00'	47.12'	N44°33'53"W	42.43'
C10	60°00'00"	30.00'	31.42'	N29°33'53"W	30.00'	C32	90°00'00"	30.00'	47.12'	S45°26'07"W	42.43'
C11	90°00'00"	30.00'	47.12'	N45°26'07"E	42.43'	C33	90°00'00"	30.00'	47.12'	S45°26'07"W	42.43'
C12	90°00'00"	3.00'	4.71'	N45°26'07"E	4.24'	C34	90°00'00"	30.00'	47.12'	S44°33'53"E	42.43'
C13	90°00'00"	30.00'	47.12'	N45°26'07"E	42.43'	C35	90°00'00"	30.00'	47.12'	N45°26'07"E	42.43'
C14	19°06'13"	20.00'	6.67'	S80°00'46"E	6.64'	C36	90°00'00"	30.00'	47.12'	N44°33'53"W	42.43'
C15	90°00'00"	30.00'	47.12'	N44°33'53"W	42.43'	C37	90°00'00"	40.00'	62.83'	S45°26'07"W	56.57'
C16	90°00'00"	30.00'	47.12'	S45°26'07"W	42.43'	C38	90°00'00"	40.00'	62.83'	N44°33'53"W	56.57'
C17	90°00'00"	30.00'	47.12'	S44°33'53"E	42.43'	C39	90°00'00"	40.00'	62.83'	S45°26'07"W	56.57'
C18	90°00'00"	30.00'	47.12'	N45°26'07"E	42.43'	C40	49°55'44"	40.50'	35.28'	S20°44'00"E	34.18'
C19	90°00'00"	30.00'	47.12'	N44°33'53"W	42.43'	C41	46°16'42"	14.00'	11.31'	S22°42'14"E	11.00'

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:
Original Date of Filing:
Formation Date:
Tax ID:
Duration:

801208260
December 21, 2009
N/A
32040881057
Perpetual

Entity Type:
Entity Status:

FEIN:

Domestic Limited Liability Company (LLC)
In existence

Name:
Address:

JPI Real Estate Acquisition, LLC
P.O. BOX 619091
DALLAS, TX 75261-9091 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name		Address			Inactive Date	
C T Corporation System		1999 Bryan St., Ste. 900 Dallas, TX 75201-3136 USA				

Order

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City of Denton

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

Legislation Text

File #: FP24-0008, **Version:** 1

AGENDA CAPTION

Consider a request by CCM Engineering, on behalf of Cana Capital Series 3, LLC for a Final Plat of Enclave at Hickory Hill. The approximately 48.68-acre site is generally located on the north side of East Hickory Hill Road, approximately 650 feet west of Hunter Hill Lane in Denton County, Texas, within the City's extraterritorial jurisdiction Division 1 (ETJ-1). (FP24-0008, Enclave at Hickory Hill, Bryce Van Arsdale).



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: May 15, 2024

SUBJECT

Consider a request by CCM Engineering, on behalf of Cana Capital Series 3, LLC for a Final Plat of Enclave at Hickory Hill. The approximately 48.68-acre site is generally located on the north side of East Hickory Hill Road, approximately 650 feet west of Hunter Hill Lane in Denton County, Texas, within the City's extraterritorial jurisdiction Division 1 (ETJ-1). (FP24-0008, Enclave at Hickory Hill, Bryce Van Arsdale).

BACKGROUND

The purpose of this Final Plat is to establish 38 residential lots, one open space lot, dedicate easements and establish right-of-way for the development of a single-family neighborhood to be served by Argyle Water Supply Corporation. The lots will take access from private streets that connect to East Hickory Hill Road to be constructed within the proposed development. The subject property is situated in the City of Denton's Extraterritorial Jurisdiction Division 1 (ETJ-1).

Initial Application Date:	March 12, 2024
Withdrawn:	April 1, 2024
Date Application Filed:	April 16, 2024
Planning & Zoning Commission Meeting:	May 15, 2024
Days in Review:	28 Days

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

This application is being considered under TX LGC 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (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 June 12, 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. 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 June 12, 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
6. LLC Members list

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

Prepared by:
Bryce Van Arsdale
Assistant Planner

Planning Staff Analysis

FP24-0008 / Enclave at Hickory Hill

ETJ- Division 1

Planning & Zoning Commission

REQUEST:

Final Plat for an approximately 48.68-acre site

APPLICANT:

CCM Engineering, on behalf of Cana Capital Series 3, LLC

RECOMMENDATION:

Staff recommends denial of this Final Plat as it does not meet the established approval criteria, as shown in the following table. However, Staff has no objection to the requested extension, which could be granted to a date certain of June 12, 2024.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
<div><p>a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.</p><p>Findings:</p><div><p>The proposed Final Plat is not compliant with all City regulations, as noted below and in the Outstanding Engineering Comments listed at the end of this document.</p><div><div>1. When a street makes a 90-degree turn, it will be considered a different street and require a separate street name. In the location where the street name changes, an indication symbol is required on the plat (Code of Ordinances 25-15.)</div><div>2. Provided narrative states this is for a preliminary plat. Please revise or provide clarity. If this is a PP, the project will need to migrate to a PP project type. (CL 1.6)</div><div>3. Provide clarity on who will maintain proposed HOA lots. Additionally, proposed HOA lots must have access to ROW. (8.3.2.A.9)</div></div></div></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. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. Findings: <div>The Final Plat does not meet all review criteria, as detailed in Approval Criteria 4 below.</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. Findings: <div>There is no conflict.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Prior Approvals				
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities. Findings: <div>The Final Plat is not under the City's land use jurisdiction and there are no prior approvals.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. The decision-making authority shall weigh competing plan goals, policies, and strategies Findings: <div>There are no competing plan goals, policies, and strategies for this site.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. Findings: <div></div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings: <div> 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. <ol style="list-style-type: none"> Gas well plat exists on site. Provide written letter from the well operator stating that they do not object to the surface development, for staff review. (DDC 8.3.2.C.4) Provide documentation from TRRC regarding abandonment or inactivity of gas wells in question. (CL 6.6) </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: <div> The subject submittal is a Final Plat, and it was reviewed based on the established checklist and requirements. </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Compliance with Other Applicable Regulations				
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. Findings: <div> The Final Plat complies with all other applicable regulations. </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Consistent with Interlocal and Development Agreements				
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. Findings: <div> No interlocal or development agreements are applicable to this project. </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
11. Provides Adequate Road Systems				
<p>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> The proposed 38 lots will take access from a network of internal streets, ultimately connecting to East Hickory Hill Road. </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Provides Adequate Public Services and Facilities				
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> The lots will be served by Argyle Water Supply Corporation. Sanitary Sewer will be provided by private on-site sewer facilities. </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Rational Phasing Plan				
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> No phasing is proposed for this plat. </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.				
<p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, preliminary plats are no longer required </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
15. Whether the development will substantially comply with all requirements of this DDC. Findings: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">The Final Plat is subject to the required corrections outlined herein.</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. Findings: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">The proposed development must comply with all applicable standards and specifications adopted by the City, the Final Plat is subject to the required corrections outlined herein.</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Outstanding Comments

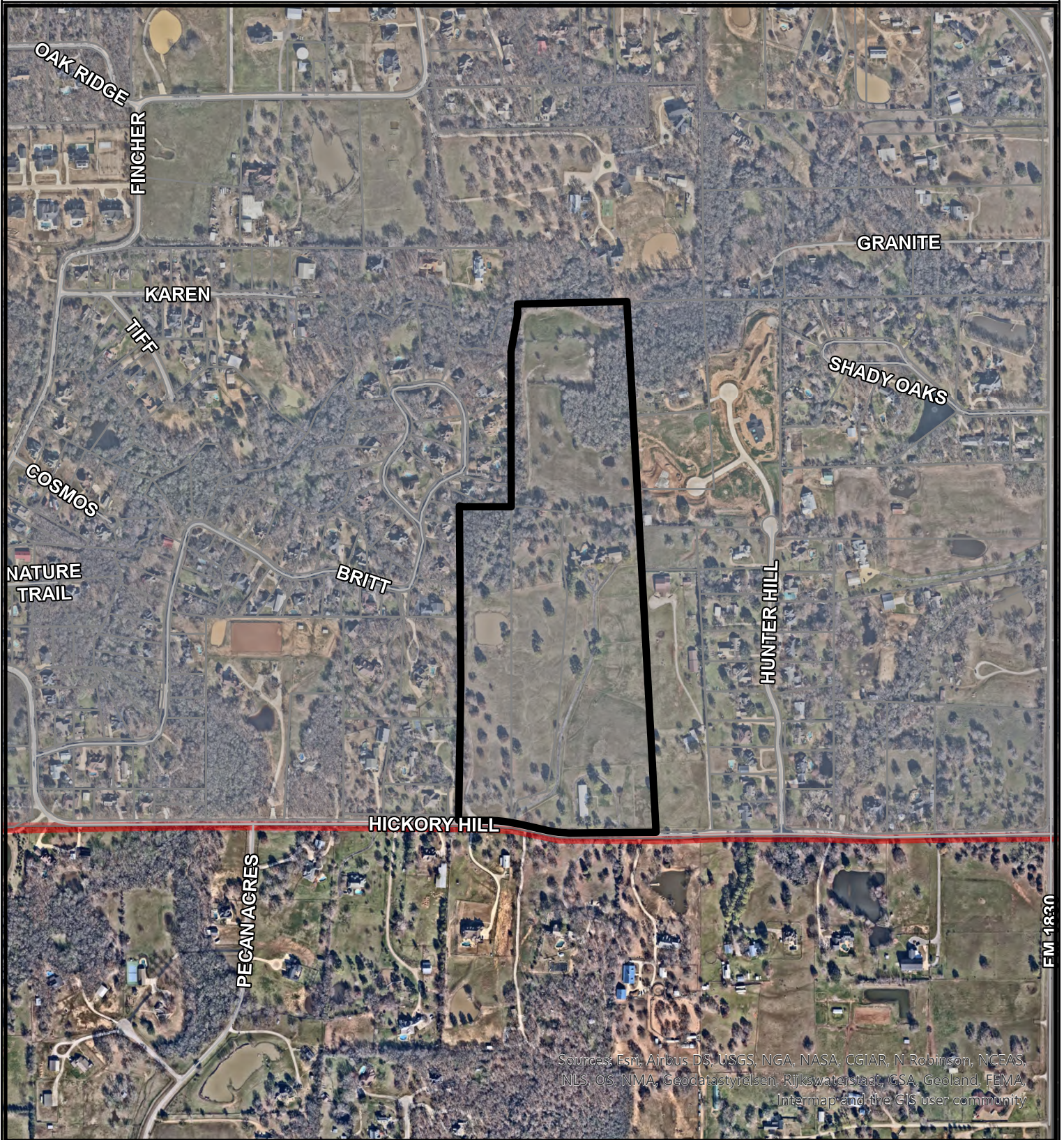
Transportation

1. Add "Public R.O.W. By This Plat" to the labels of proposed/new streets. (CL 3.15)
2. Dimension the center radius of the cul-de-sac and the two, rounded corners. Shall be 60 ft in length. (TCM 1.3.3; CL 3.15)
3. Add ROW corner clips for internal, residential street intersections. Shall be 10 ft in length. (TCM 1.4.1, CL 3.17)

Engineering


1. Correct note 8 to read "(ETJ)" (CL 2.1.)
2. Add "CL" to legend (CL.2.12)
3. Add floodplain elevations (CL 3.12)
4. Add cul-de-sac curves to curve table (CL 3.15)
5. Label type and size to all boundary monuments (CL2.13)
6. Clarify between existing and proposed easement and ROW (CL 3.6)
7. If existing PUE, please provide letter indicating approval for these easements outside of 65' ROW. (CL 3.6)
8. Include specific dedication language for access, utility, and/or floodway/plain and drainage and/or detention easements. Restrictions of easements shall be described on the final plat and approved by the City. (FPC 6.2)
9. Adequate floodplain and drainage easements shall be required that give the city the right but not the obligation to maintain and construct drainage facilities if, in the city's sole opinion, the maintenance entity is not properly maintaining the stream or drainage way. (DDC 7.5.3.I.2.a.vii)
10. Add COD standard drainage comment/statement to plat.

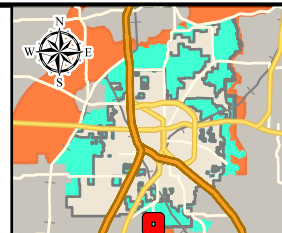
FP24-0008 Site Location



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, CSA, Geoland, FEMA, Intermap and the GIS user community

-  Site Location
-  Roads
-  Parcels
-  COD

-  ETJ
-  ETJ 2



0 160 320 640
Feet



CITY OF DENTON
Development Services
Date: 5/8/2024

GENERAL NOTES

1. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774EFFECTIVE DATE 04-18-2011 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN 'NON-SHADED ZONE X' DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AND A PORTION IS WITHIN "SHADED ZONE AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR); WITH BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON PANEL 0510 G OF SAID MAP.

2. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A NON-PLATTED TRACT OF LAND INTO 38 RESIDENTIAL LOTS.

3. 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.

4. THE PROPOSED LOTS MEET THE LAND USE STANDARDS OF THE CITY OF DENTON FOR AN ON-SITE SEWER FACILITY. FINAL APPROVAL OF AN ON-SITE SEWER FACILITY IS SUBJECT TO REVIEW AND APPROVAL BY DENTON COUNTY.

5. WATER SERVICES TO BE PROVIDED BY:
ARGYLE WATER SUPPLY CORPORATION
825 FARM TO MARKET ROAD 407
ARGYLE, TX 76226
(940) 464-7713

6. ELECTRIC SERVICE TO BE PROVIDED BY:
COSERV ELECTRIC
7701 S. STEMMONS
CORINTH, TX 76210
(940) 270-6823

7. 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.

8. THE SUBJECT TRACT SHOWN IS LOCATED WITHIN THE CITY OF DENTON EXTRATERRITORIAL JURISDICTION (BEP).

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

10. ONSITE SEWAGE FACILITIES SHALL NOT BE LOCATED INSIDE PUBLICLY DEDICATED EASEMENTS.

11. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.

12. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE ROAD AND BRIDGE DEPARTMENTS BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.

13. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED 'FIRM' FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BEE) WILL RESULT, THAT NO FLOWING 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.

14. 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.

15. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.

16. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.

17. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

18. 100 YEAR FLOODPLAIN ESTABLISHED UTILIZING TNRS 2019 CONTOURS AND ON THE GROUND GPS VERIFICATION.
DATUM:
N: 7097664.099
E: 2377806.035
ELEVATION: 639.18

19. THE CITY OF DENTON RETAINS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN AND CONSTRUCT DRAINAGE FACILITIES IF, IN THE CITY'S SOLE OPINION, THE MAINTENANCE ENTITY IS NOT PROPERLY MAINTAINING THE STREAM OR DRAINAGE WAY IN ALL DRAINAGE EASEMENTS

21. 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.

22. DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

23. LOT PURCHASERS SHOULD BE ADVISED THAT SOME OF THE PROPOSED LOTS ARE WITHIN 1,000' OF DRILLING AND PRODUCTION SITE(S), THERE IS A POSSIBILITY OF NEW WELLS THAT MAY BE DRILLED AND FRACTURE STIMULATED ON THE DRILLING AND PRODUCTIONS SITE(S) AND THERE IS A POSSIBILITY THAT GAS WELLS ON THE DRILLING AND PRODUCTION SITE(S) MAY BE RE-DRILLED AND/OR RE-FRACTURE STIMULATED IN THE FUTURE.

24. THE CITY AND COUNTY, INCLUDING THEIR AGENTS AND EMPLOYEES, HAVE THE RIGHT OF IMMEDIATE ACCESS TO THE COMMON AREAS AT ALL TIMES, IF NECESSARY, FOR THE WELFARE OR PROTECTION OF THE PUBLIC, TO ENFORCE CITY/COUNTY ORDINANCES, OR TO IMPROVE THE APPEARANCE OF OR TO PRESERVE PUBLIC PROPERTY, PUBLIC EASEMENTS, OR PUBLIC RIGHTS OF WAY. IF THE ASSOCIATION FAILS TO MAINTAIN THE COMMON AREAS TO A STANDARD ACCEPTABLE TO THE COUNTY OR CITY, THE COUNTY OR CITY MAY GIVE THE ASSOCIATION A WRITTEN DEMAND FOR MAINTENANCE. IF THE ASSOCIATION FAILS OR REFUSES TO PERFORM THE MAINTENANCE WITHIN A REASONABLE PERIOD OF TIME AFTER RECEIVING THE COUNTY'S/CITY'S WRITTEN DEMAND (AT LEAST 90 DAYS), THE COUNTY OR CITY MAY MAINTAIN THE COMMON AREAS AT THE EXPENSE OF THE ASSOCIATION AFTER GIVING WRITTEN NOTICE OF ITS INTENT TO DO SO TO THE ASSOCIATION. THE COUNTY OR CITY MAY GIVE ITS NOTICES AND DEMANDS TO ANY OFFICER, DIRECTOR, OR AGENT OF THE ASSOCIATION, OR ALTERNATIVELY, TO EACH OWNER OF A LOT AS SHOWN ON THE COUNTY'S TAX ROLLS. TO FUND THE COUNTY'S OR CITY'S COST OF MAINTAINING THE COMMON AREAS, THE COUNTY OR CITY MAY LEVY ASSESSMENTS AGAINST THE LOTS AND OWNERS IN THE SAME MANNER AS IF THE ASSOCIATION LEVIED A SPECIAL ASSESSMENT. THE RIGHTS OF THE COUNTY OR CITY UNDER THIS SECTION ARE IN ADDITION TO OTHER RIGHTS AND REMEDIES PROVIDED BY LAW.



LEGEND

IRF
IPF
POB
PUE
O.P.R.D.C.T.

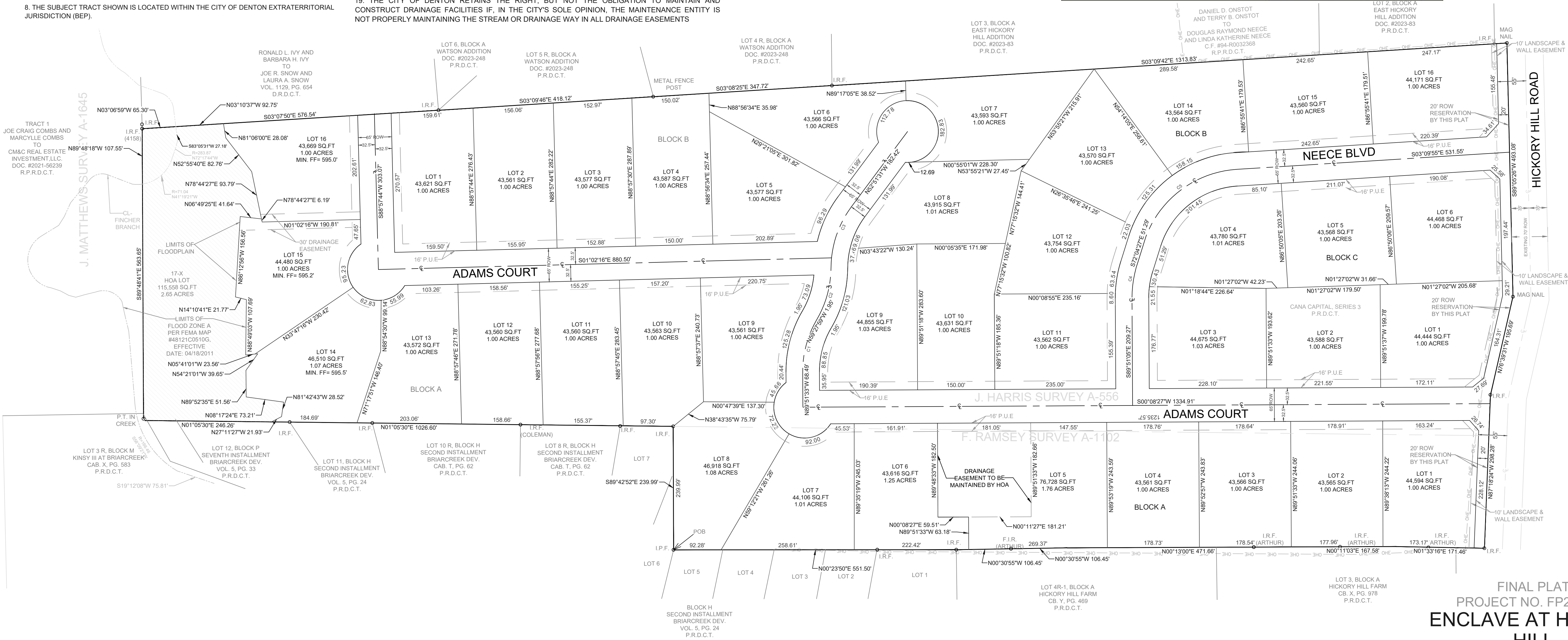
P.R.D.C.T.

MAG
B.L.
P.T.

R.O.W.

— ONE — ONE — ONE —

IRON ROD FOUND
IRON PIPE FOUND
POINT OF BEGINNING
PUBLIC UTILITY EASEMENT
OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
PLAT RECORDS, DENTON COUNTY, TEXAS
CENTERLINE
MAGNETIC NAIL
BUILDING LINE
POINT OF TANGENCY
PUBLIC UTILITY EASEMENT
FLOODPLAIN CENTERLINE
METAL FENCE POST
RIGHT OF WAY RESERVATION
OVERHEAD ELECTRIC



FINAL PLAT
PROJECT NO. FP24-0008
ENCLAVE AT HICKORY
HILL

BLOCK A, LOTS 1-17X,
BLOCK B, LOTS 1-16
BLOCK C, LOTS 1-6
38 RESIDENTIAL LOTS, 1 HOA LOT
48.680 ACRES
SITUATED IN THE
J. HARRIS SURVEY A-556 AND
THE F. RAMSEY SURVEY A-1102
DENTON COUNTY, TEXAS

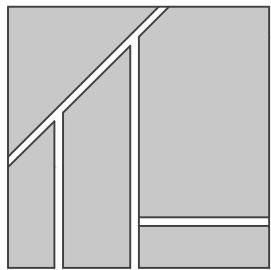
APRIL 2024

SHEET 1 OF 2

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	106.09	200.00	30.39	N74° 39' 46"W	104.85
C2	104.11	200.00	29.83	N74° 22' 47"W	102.94
C3	127.18	200.00	36.43	N71° 04' 33"W	125.05
C4	62.06	200.00	17.78	S80° 57' 46"E	61.81
C5	240.54	200.00	68.91	S37° 37' 11"E	226.30

OWNER:

CANA CAPITAL SERIES 3, LLC
CONTACT: OMAR OWEIS
PHONE: 512-924-7279
2061 S STEMMONS FWY,
LEWISVILLE, TX 75067



CCM ENGINEERING
ENGINEER/SURVEYOR
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
(972) 691-6633
TBPE FIRM # 605
TBLS FIRM # 10194794

STATE OF TEXAS §
COUNTY OF Denton §

FIELD NOTES
48.680 ACRES, AND 2,120,491 SQ. FT

BEING all that certain lot, tract, or parcel of land situated in the J. Harris Survey Abstract Number 556 and the F. Ramsey Survey Abstract Number 1102 in Denton County, Texas, being all that certain tract of land conveyed by deed from Daniel D. Onstot ad Terry B. Onstot to Douglas Raymond Neece and Linda Katherine Neece recorded under Clerk’s File Number 94-R0032368, Real Property Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from Dwight Thompson Ministries, Inc. to Douglas Raymond Neece and Linda Katherine Neece recorded in Volume 4125, Page 2381, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron pipe found for corner, said point being the northeast corner of Lot 5 in Block H of Briarcreek Development, Second Installment, an addition to Denton County, Texas according to the plat thereof recorded in Volume 5, Page 24, Plat Records, Denton, County, Texas;

THENCE S 89° 42’ 52” E, 239.99 feet with the south line of Lots 6 and 7 in said Block H of said Briarcreek Development, Second Installment to an iron rod found for corner, said point being the southeast corner of said Lot 7;

THENCE N 01° 05’ 30” E, 1026.60 feet with the east line of said Lot 7 and lots 11 and 12 in said Block H of said Briarcreek Development, Second Installment and with the east line of Lots 8R and 10R, Block H of Briarcreek Development, Second Installment, an addition to Denton County, Texas according to the plat thereof recorded in Cabinet T, Page 62, Plat Records, Denton County, Texas;

THENCE S 89° 48’ 41” E, 563.65 feet along or near the south line of all that certain “Tract 1” of land conveyed by deed from Joe Craig Combs and Marcyllie Combs to CM&C Real Estate Investments, LLC recorded under Document Number 2021-56239, Real Property Records, Denton County, Texas, to a capped iron rod marked 4158 found for corner, said point being the northwest corner of that certain tract of land conveyed by deed from Ronald L. Ivy and Barbara H. Ivy to Joe R. Snow and Laura A. Snow recorded in Volume 1129, Page 654, Deed Records, Denton County, Texas;

THENCE S 03° 07’ 50” E, 576.54 feet with the west line of said Snow tract to an iron rod found for corner, said point being the northwest corner of Lot 5R, Block A of Watson Addition, an addition to Denton County, Texas, according to the plat thereof recorded under Document Number 2023-248, Plat Records, Denton, County, Texas;

THENCE S 03° 09’ 46” E, 418.12 feet with the west line of said Lot 5R to a four-inch diameter metal fence post for corner, said point being the northwest corner of Lot 4R in said Block A of said Watson Addition;

THENCE S 03° 08’ 25” E, 347.72 feet with the west line of said Lot 4R to an iron rod found for corner, said point being the northwest corner of Lot 3, Block A of East Hickory Hill Addition, an addition to Denton County, Texas according to the plat thereof recorded under Document Number 2021-83, Plat Records, Denton County, Texas;

THENCE S 03° 09’ 42” E, 1313.83 feet with the west line of said Lot 3 and with the west line of Lot 2 in said Block A of said East Hickory Hill Addition to a mag nail set for corner in Hickory Hill Road, a public roadway;

THENCE S 89° 05’ 26” W, 493.08 feet with said Hickory Hill Road to a mag nail found for corner;

THENCE N 76° 39’ 31” W, 195.69 feet with said Hickory Hill Road to an iron rod found for corner;

THENCE N 87° 18’ 24” W, 298.28 feet with said Hickory Hill Road to an iron rod found for corner;

THENCE N 01° 33’ 16” E, 171.46 feet with said east line of said Lot 3, Block A, of Hickory Hill Farm to a capped iron rod marked Arthur found for corner;

THENCE N 00° 11’ 03” E, 167.58 feet with said east line of said Lot 3, Block A, of said Hickory Hill Farm to a capped iron rod marked Arthur found for corner;

THENCE N 00° 13’ 00” E, 471.66 feet with said east line of said Lot 3, Block A of said Hickory Hill Farm and with the east line of Lot 4R-1, Block A, of Hickory Hill Farm, an addition to Denton County, Texas according to the plat thereof recorded in Cabinet Y, Page 469, Plat Records, Denton County, Texas, to a capped iron rod marked Arthur found for corner;

THENCE N 00° 30’ 55” W, 106.45 feet with said east line of said Lot 4R-1, Block A, of Hickory Hill Farm to an iron rod found for corner, said point being the southeast corner of Lot 1, Block H of said Briarcreek Development, Second Installment;

THENCE N 00° 23’ 50” E, 551.50 feet with the east line Lots 1 through 5 of said Block H of said Briarcreek Development, Second Installment to the PLACE OF BEGINNING and containing 2,120,491 SQ. FT. or 48.680 acres of land.

SURVEYOR’S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Crystal Robertson, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

Crystal Robertson
Registered professional land Surveyor No. 5447



STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

Notary Public, State of Texas
My Commission Expires: _____

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CANA CAPITAL SERIES 3, LLC., does hereby adopt this plat designating the herein described property as ENCLAVE AT HICKORY HILLS, an addition in Denton County, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purpose indicated on this plat.
Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this _____ day of _____, 2024.

BY: CANA CAPITAL SERIES 3, LLC.

By: _____ Signature

Name: _____

Title: _____

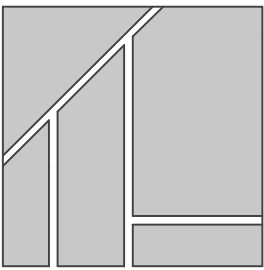
APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20____

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

OWNER:
CANA CAPITAL SERIES 3, LLC
CONTACT: OMAR OWWEIS
PHONE: 512-924-7279
2061 S STEMMONS FWY,
LEWISVILLE, TX 75067



CCM ENGINEERING
ENGINEER/SURVEYOR
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
(972) 691-6633
TBPE FIRM # 605
TBLS FIRM # 10194794

FLOODWAY, DRAINAGE AND DETENTION EASEMENTS

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

WITNESS MY HAND, this _____ day of _____, 2024.

BY: CANA CAPITAL SERIES 3, LLC.

By: _____ Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2024.

Notary Public, State of Texas

My Commission Expires: _____

FINAL PLAT
PROJECT NO. FP24-0008
**ENCLAVE AT HICKORY
HILL**

BLOCK A, LOTS 1-17X,
BLOCK B, LOTS 1-16
BLOCK C, LOTS 1-6
38 RESIDENTIAL LOTS, 1 HOA LOT
48.680 ACRES

SITUATED IN THE
J. HARRIS SURVEY A-556 AND
THE F. RAMSEY SURVEY A-1102
DENTON COUNTY, TEXAS

APRIL 2024



Enclave at Hickory Hill

Hickory Hill Road
FP24-0008
05-06-2024

We are officially requesting an extension for this project.

DCAD #: 64970, 164508, 64781

Omar Oweis
Cana Capital
2061 S Stemmons Fwy
Lewisville, TX 75067
512-924-7279
omaroweis@canacapital.com

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:

805371345

Entity Type:

Domestic Limited Liability Company (LLC)

Original Date of Filing:

January 10, 2024

Entity Status:

In existence

Formation Date:

N/A

FEIN:

Tax ID:

32093211947

Duration:

Perpetual

Name:

CANA CAPITAL SERIES 3, LLC

Address:

2061 S STEMMONS FWY

LEWISVILLE, TX 75067-8762 USA

REGISTERED AGENT		FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES
Name		Address				
TEXAS R.E. DEVELOPMENTS LLC		737 EVERGREEN DR Hurst, TX 76054 USA				

Order

Return to Search

Instructions:

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

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:

803963980

Original Date of Filing:

March 3, 2021

Formation Date:

N/A

Tax ID:

32078065177

Duration:

Perpetual

Entity Type:

Domestic Limited Liability Company (LLC)

Entity Status:

In existence

FEIN:

Name:

TEXAS R.E. DEVELOPMENTS LLC

Address:

737 EVERGREEN DR
HURST, TX 76054-2024 USA

REGISTERED AGENT		FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES
Name		Address			
RIMA ALNIMRI		737 EVERGREEN DR. Hurst, TX 76054 USA			

Order

Return to Search

Instructions:

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



City of Denton

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

Legislation Text

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

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. (FP23-0031a, Mayhill Addition, Sean Jacobson).



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: May 15, 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. (FP23-0031a, 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

This is the **second** extension request related to this plat.

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 5). In accordance with TX LGC Section 212.009 the extension cannot exceed 30 days and could be granted to a date certain of December 13, 2023. 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. Approve extension request
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, which could be granted to a date certain of June 12, 2024. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
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

PUBLIC OUTREACH

No public outreach is required for final plats.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

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

Prepared by:
Sean Jacobson
Associate Planner

Planning Staff Analysis

FP23-0031 / 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 denial of this Final Plat as it does not meet the established approval criteria.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. Findings: The Final Plat does not meet all review criteria, as detailed below in Criteria 5 and 10.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. Findings: The Final Plat does not meet all review criteria as described below in Criterion 16.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. Findings: There is no conflict.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Prior Approvals			
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
Findings: <div>The final plat is consistent with the previously approved Preliminary Plat.</div>				
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. The decision-making authority shall weigh competing plan goals, policies, and strategies Findings: <div>There are no competing plan goals, policies, and strategies for this site.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. Findings: <div>The overall goals of the Comprehensive Plan are met with the proposed Final Plat.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings: <div>Proposed development appears to comply with all applicable DDC standards.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: <div>The Final Plat was submitted at an adequate level of detail.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Compliance with Other Applicable Regulations				

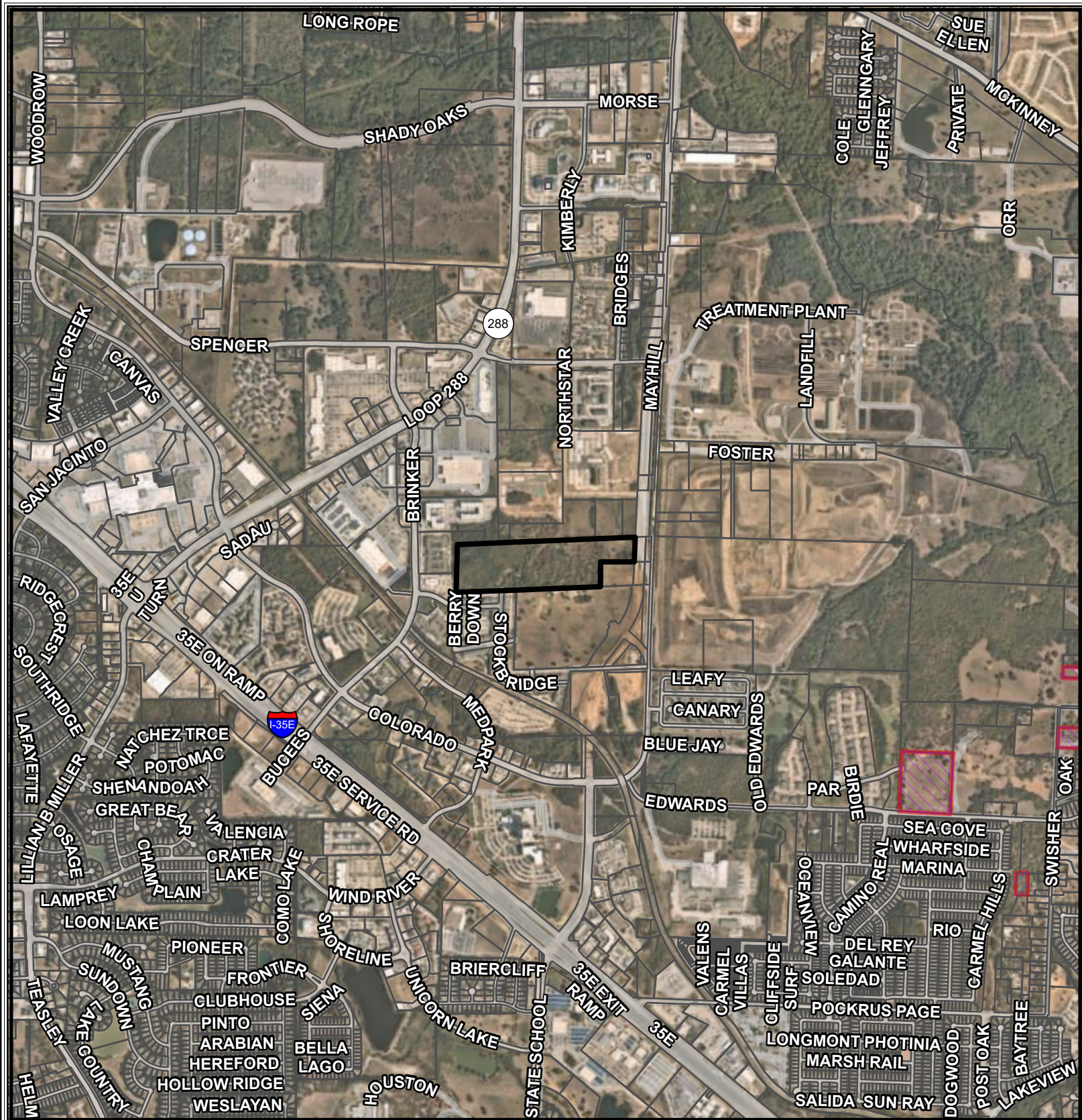
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
<p>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</p> <p>Findings:</p> <div> <p>The proposed development does not fully comply with the Stormwater Criteria Manual's requirements regarding access easements around storm drains. In order to proceed with the design as proposed, a design variance approved by the City Engineer will be required (SWCM 3.9B.1).</p> <p>An encroachment agreement is needed to ensure that proposed public utility lines are permitted to encroach into and cross an existing gas pipeline easement, to ensure that applicant does not violate the rights of the easement holder under the gas line easement (Document #1947-6420).</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Consistent with Interlocal and Development Agreements				
<p>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</p> <p>Findings:</p> <div>No interlocal or development agreements apply to this development.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Minimizes Adverse Environmental Impacts				
<p>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Minimizes Adverse Impacts on Surrounding Property				
<p>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>				
9. Minimizes Adverse Fiscal Impacts				
a. The proposed development should not result in significant adverse fiscal impacts on the city. Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Compliance with Utility, Service, and Improvement Standards				
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. Findings: <div>The proposed Final Plat is not compliant with all City standards and specifications, as discussed in further detail in Criterion 5.</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Provides Adequate Road Systems				
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. Findings: <div>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.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Provides Adequate Public Services and Facilities				
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
Findings: It is expected that adequate public service and facility capacity exists to serve the proposed development while maintaining adequate service levels to existing development.				
13. Rational Phasing Plan				
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.				
Findings: No phasing plan is proposed.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. Findings: The proposed layout of this Final Plat complies with the Preliminary Plat.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Whether the development will substantially comply with all requirements of this DDC. Findings: This Final Plat does comply with the applicable requirements of the DDC.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. Findings: The Final Plat does not comply with the applicable technical standards and specifications, as discussed in Criterion 5.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FP23-0031 Site Location

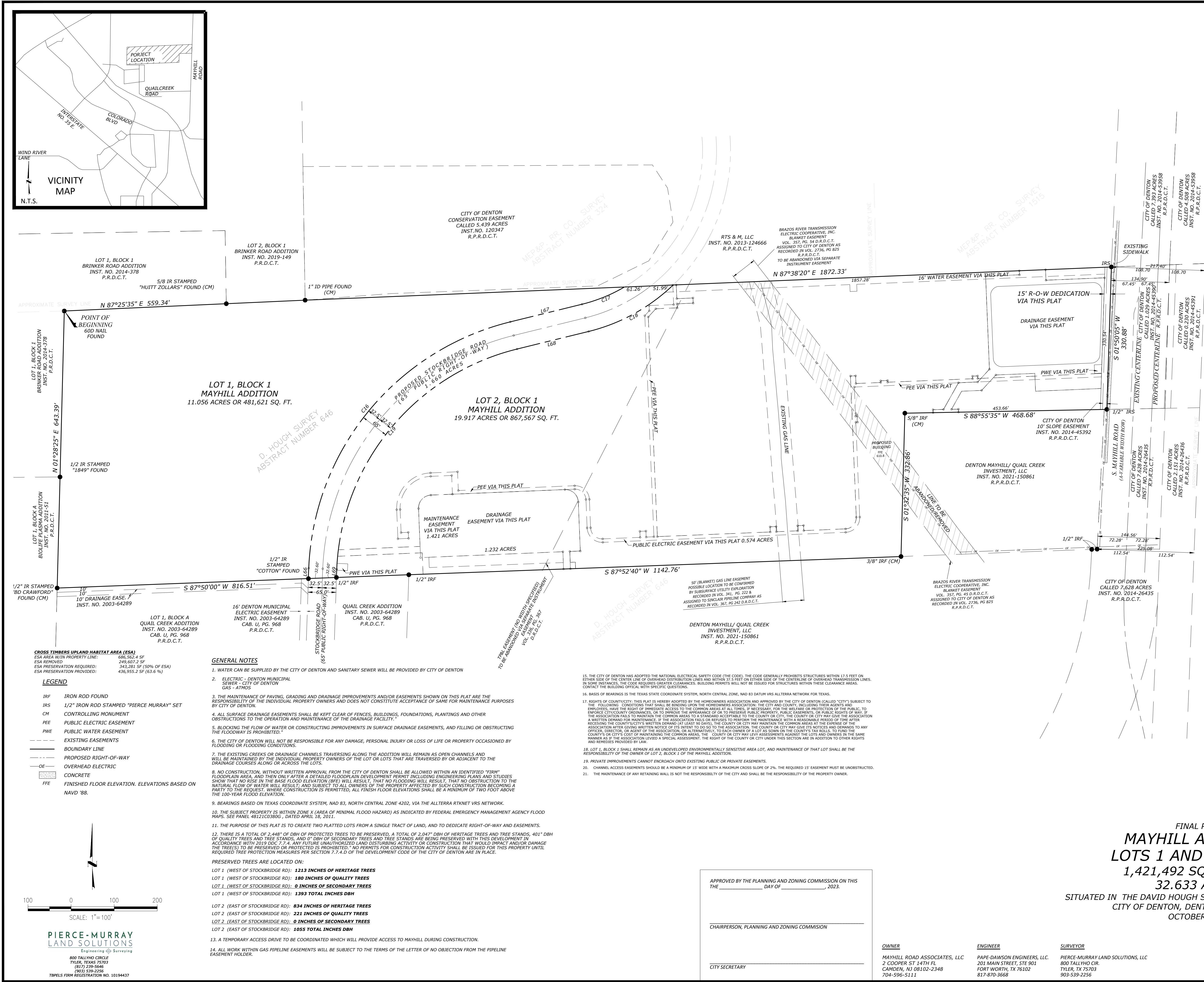


Roads
 Site Location
 Parcels
 COD
 ETJ
 ETJ 2
 NAA 8/1/20
 NAA 8/1/40

0 500 1,000 2,000 Feet

CITY OF DENTON
Development Services • GIS
Date: 10/24/2023

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



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS 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 60D 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 SOUTHEAST 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 2014-53958, 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, AS RECORDED IN INSTRUMENT NUMBER 2021-150861, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, IN ALL A DISTANCE OF 468.68 FEET TO A 5/8 INCH IRON ROD FOUND BEING A CORNER OF SAID DENTON MAYHILL/QUAIL CREEK LLC, TRACT AND A CORNER OF SAID MAYHILL ROAD ASSOCIATES, LLC TRACT;

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 "BD 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 643.39 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 THE _____ DAY OF _____, 2023.

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 THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

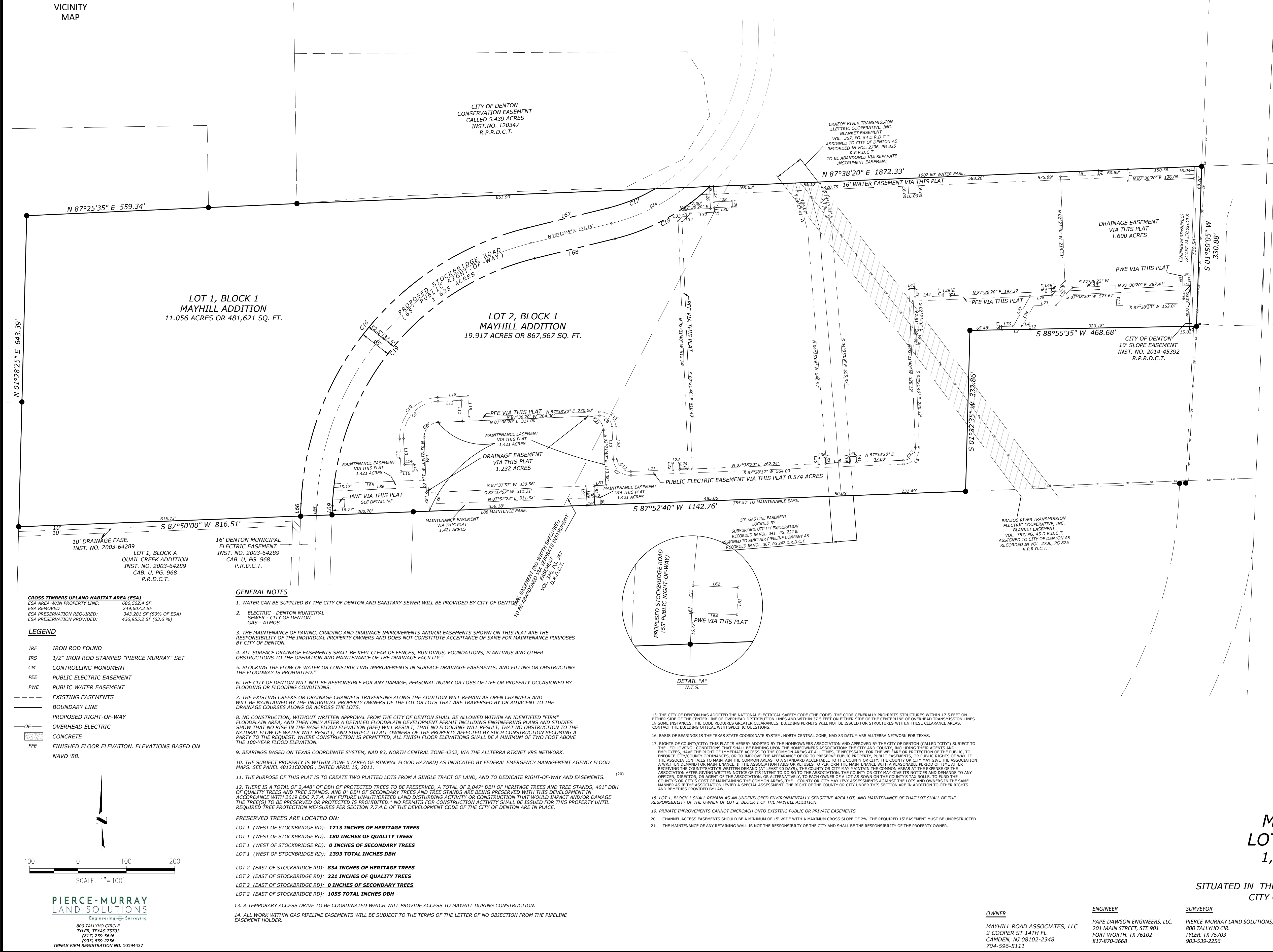
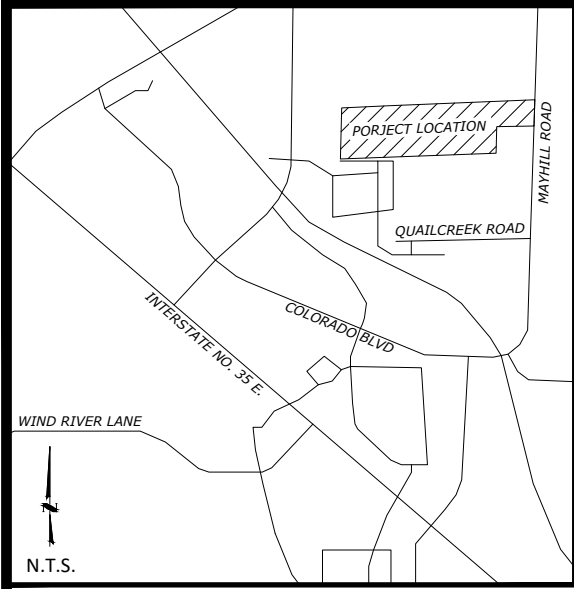
MY COMMISSION EXPIRES: _____

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 6751
DATE: OCTOBER 11, 2023



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
L1	S 02°21'40" E	24.50'
L2	S 01°04'25" E	7.00'
L3	S 88°55'35" W	59.00'
L4	N 88°55'35" E	16.12'
L5	N 87°32'46" E	78.73'
L6	N 02°26'04" W	9.44'
L7	N 87°38'20" E	4.00'
L8	S 02°21'40" E	14.00'
L9	S 87°38'20" W	4.00'
L10	N 02°21'40" W	66.00'
L11	N 02°21'40" W	43.50'
L12	S 87°38'20" W	48.74'
L13	S 02°21'40" E	53.73'
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" W	66.00'
L21	N 87°38'20" E	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	N42°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°21'43" E	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	16.00'
L56	N 02°21'40" W	20.00'
L57	N 87°38'20" E	17.47'
L58	S 01°50'05" W	20.05'
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" W	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 29°18'18" 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'

LINE	BEARING	DISTANCE
L80	N 02°18'35" W	14.88'
L81	S 87°38'20" W	11.81'
L82	N 02°22'40" W	25.25'
L83	N 87°37'57" E	24.44'
L84	S 02°21'40" E	88.00'
L85	S 87°38'20" W	189.82'
L86	N 87°38'20" E	196.36'
L87	S 02°21'40" E	49.77'
L88	S 87°51'23" W	354.11'
L89	S 02°02'51" E	40.15'
L90	S 02°02'51" E	40.09'
L91	N 02°22'47" W	25.13'
L92	S 02°21'40" E	23.85'

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
OCTOBER 2023

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 CIR.
TYLER, TX 75703
903-539-2256

FP23-0031
SHEET 2 OF 2



May 8, 2024

**City of Denton
Development Services Center
401 N Elm
Denton TX 76201**

To The Attention Of: Miranda Meza and Sean Jacobson

Request: 30 Day Extension Request - Project FP23-0031

Please accept this letter as a request for a 30-day extension for 1900 S. Mayhill Rd. Denton, Tx, 76208 for Mayhill Multi-family FP23-0031. Currently, we are waiting on 2 items to complete our Final Plat one from Engineering on a design variance and the other from the Pipeline with the encroachment agreement that is under legal contract review. We feel we are very close to completing these steps. We appreciate consideration of this request.

Sincerely,

Candy Whitaker

**97 Land Company
469-628-4320**



City of Denton

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

Legislation Text

File #: FP24-0012, **Version:** 1

AGENDA CAPTION

Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1A. The approximately 52.956-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0012, Hunter Ranch Phase 1A, Cameron Robertson).



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: May 15, 2024

SUBJECT

Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1A. The approximately 52.956-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0012, Hunter Ranch Phase 1A, Cameron Robertson).

BACKGROUND

The purpose of this Final Plat is to facilitate the development of Phase 1A of Hunter Ranch Phase 1, which will consist of 95 single-family residential lots and 10 HOA lots. The approved Preliminary Plat (PP22-0014c) of Hunter Ranch Phase 1 included a total of 747 single-family residential lots and 36 HOA lots on 228.914 acres. Phase 1 also includes the construction of an amenity center lot which will serve this portion of the development and future phases of the overall development.

The subject property is presently vacant and zoned Master Planned Communities (MPC) - R6/ -R7/ -Mixed-Use Neighborhood (MN). Ordinance MPC19-0002c applies to the subject property and establishes the zoning standards for the entire Hunter Ranch MPC.

Date Application Filed:	April 16, 2024
Planning & Zoning Commission Meeting:	May 15, 2024
Days in Review:	29 Days

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

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (Exhibit 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. Approved requested extension
3. Deny with reasons

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval; however, Staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of June 12, 2024. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 7, 2020	City Council	Approval of Ordinance No. MPC19-0002c	Approved
July 13, 2022	Planning & Zoning Commission	Preliminary Plat (PP22-0014) Extension Request	Extension Approved
November 16, 2022	Planning & Zoning Commission	Preliminary Plat (PP22-0014c)	Approved

PUBLIC OUTREACH

No public outreach is required for final plats.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

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

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer/
Principal Planner

Staff Analysis

FP24-0012 / Hunter Ranch Phase 1A

City Council District #4

Planning & Zoning Commission

REQUEST:

Final Plat for an approximately 52.956-acre tract.

APPLICANT:

Kimley-Horn on behalf of Hunter Ranch Land, LLC.

RECOMMENDATION:

Staff recommends denial, as the proposed Final Plat fails to meet the established approval criteria, 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
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.			
Findings: <div><p>The Final Plat does not meet all review criteria, as detailed in Approval Criteria 4a, 7a, 10a and 12a below and the following items as required by the Final Plat Checklist (FPC) authorized per the Hunter Ranch Master Planned Communities (MPC) Section 2.4.4B:</p><ol style="list-style-type: none">Final Plat cannot be approved until the associated CEP is approved to ensure all necessary easements, ROW dedications, and plat language have been established. The process of getting the CEP to approval may generate new comments that will need to be addressed.Label point of beginning monument size and description. (FPC 2.9)Include all easements shown in CEPs such as, but not limited to, sidewalk easements. (FPC 3.9; TCM 4.3.1)Add "R.O.W." and its definition to the legend. (FPC2.12)Label proposed streets as being dedicated by this plat. (DDC 8.4.8; FPC 3.1)Label line and curve data for proposed streets along the edge of the public ROWs. (FPC 3.1)Label ROW dimensions from centerline. (FPC 3.15)Label ROW dedication as being done by this plat or reference document/instrument with dedication. (DDC 8.4.8; FPC 3.1)</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
<div> <p>9. Include document number recording establishment of easements with each label or state easements are dedicated by this plat with each label or easement. Could add a general note stating all sidewalk easements are being established by this plat. (FPC 3.6)</p> <p>10. Label city limit, county limit, extra-territorial jurisdiction, and/or survey (abstract) lines within and adjacent to property. (FPC 4.4)</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.</p> <p>Findings:</p> <div>The Final Plat does not meet Approval Criteria 4a, 7a, 10a and 12a as detailed below.</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</p> <p>Findings:</p> <div></div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Prior Approvals				
<p>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p> <p>Findings:</p> <div>The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020.</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
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: <div> <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> <p>However, Denton Plan 2040's Future Land Use Map designates the subject property as Master Planned Community. The proposed use is consistent with the designation.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The decision-making authority shall weigh competing plan goals, policies, and strategies Findings: <div></div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. Findings: <div> <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"/>
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings: <div> <p>In order for the proposed Final Plat to meet the criteria, the following corrections are required:</p> <ol style="list-style-type: none"> 1. Include homeowner's association covenants as they relate to the maintenance of open space, common areas and facilities. (DDC 8.3.2.D and DDC 7.10.4.C.2) 2. Note 13 was removed since the Preliminary Plat. Please add relevant Pocket Park/ PAE language to the final plat notes for Phase 1A. 3. Note 29 was removed since the Preliminary Plat. Please add Regional and Community Trail language to the final plat notes for Phase 1A. 4. Per Exhibit B - Park Improvement Summary Tables in the Project Agreement, "10' trails will have a 30' easement and 6' trails will have a 26' easement, this allows for additional space if needed for programming, easement could be modified as needed pending space allocation." Please update easement sizes as applicable. Public Access Easements do not appear to be identified along regional or community trail locations. </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>5. The Denton Mobility Plan 2022 Update, Bicycle Plan, and Pedestrian Plan identify that safe pedestrian/ bicycle infrastructure is needed along Robson Ranch Road. A minimum 10-foot-wide side path is required along Robson Ranch Road. The implementation of this side path allows for increased connectivity to the future 10-foot-wide trails along I-35W and the Hunter Ranch trails terminating towards Robson Ranch Road. Please ensure Public Access Easements on the Final Plat allocate space for this trail connection.</p> <p>6. Please provide updated Pocket Park and Trail Tracker document.</p> <p>7. INFORMATIONAL: The Park Improvements will be conveyed or dedicated to the City, at no cost or expense to the City, and will be available for use by the general public. Park land dedication will occur in phases, at the time of final plat approval. The Park land acreage dedicated is the minimum required by Ordinance 22-254 based on the projected residential units in the Park Plan (Exhibit C). Upon inspection and acceptance of a completed portion of Park Improvements the plans and specifications of which are subject to approval by the City staff, title to the completed Park Improvements shall be dedicated to the City by special warranty deed, except the "Pocket Parks", "Dog Park", "Trails" outside rights-of-way, and "Regional ESA Upland", and the "lakes". The exceptions above shall be conveyed by a grant of public access easement. (Language above is from the Operating Agreement and Project Agreement)</p> <p>8. INFORMATIONAL: Park Dedication and Development Fees do not apply to this Phase per the Operating and Project Agreements. Phase 1A is proposing 95 residential and 10 HOA lots with this development.</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</p> <p>Findings:</p> <div>The proposed Final Plat provides sufficient detail for review.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Compliance with Other Applicable Regulations				
<p>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</p> <p>Findings:</p> <div>The Final Plat meets the requirements.</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
6. Consistent with Interlocal and Development Agreements				
<p>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020, and the with the associated project agreements.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Minimizes Adverse Environmental Impacts				
<p>a. The proposed development should be designed to minimize negative environmental impacts and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Applicant has demonstrated compliance with ESA regulations. However, the following note is required:</p> <p>A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the MPC ordinance Section 7.7.4. must be met prior to the release of any permits.</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Minimizes Adverse Impacts on Surrounding Property				
<p>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Minimizes Adverse Fiscal Impacts				
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <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"/>

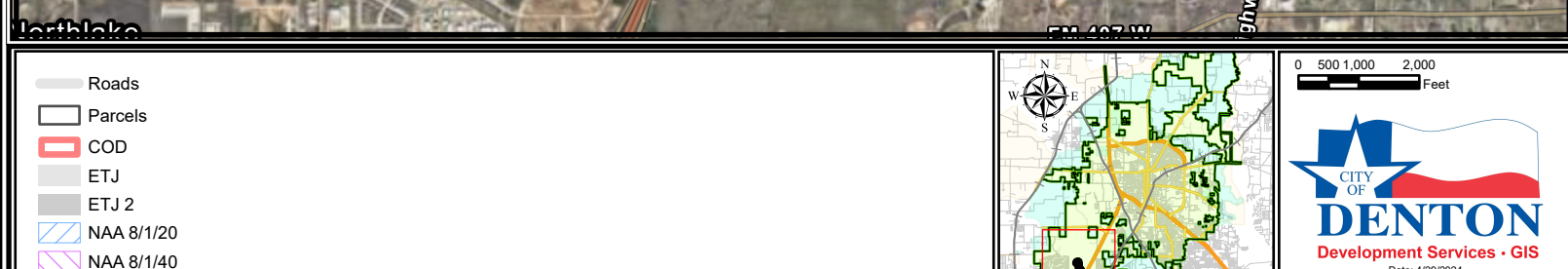
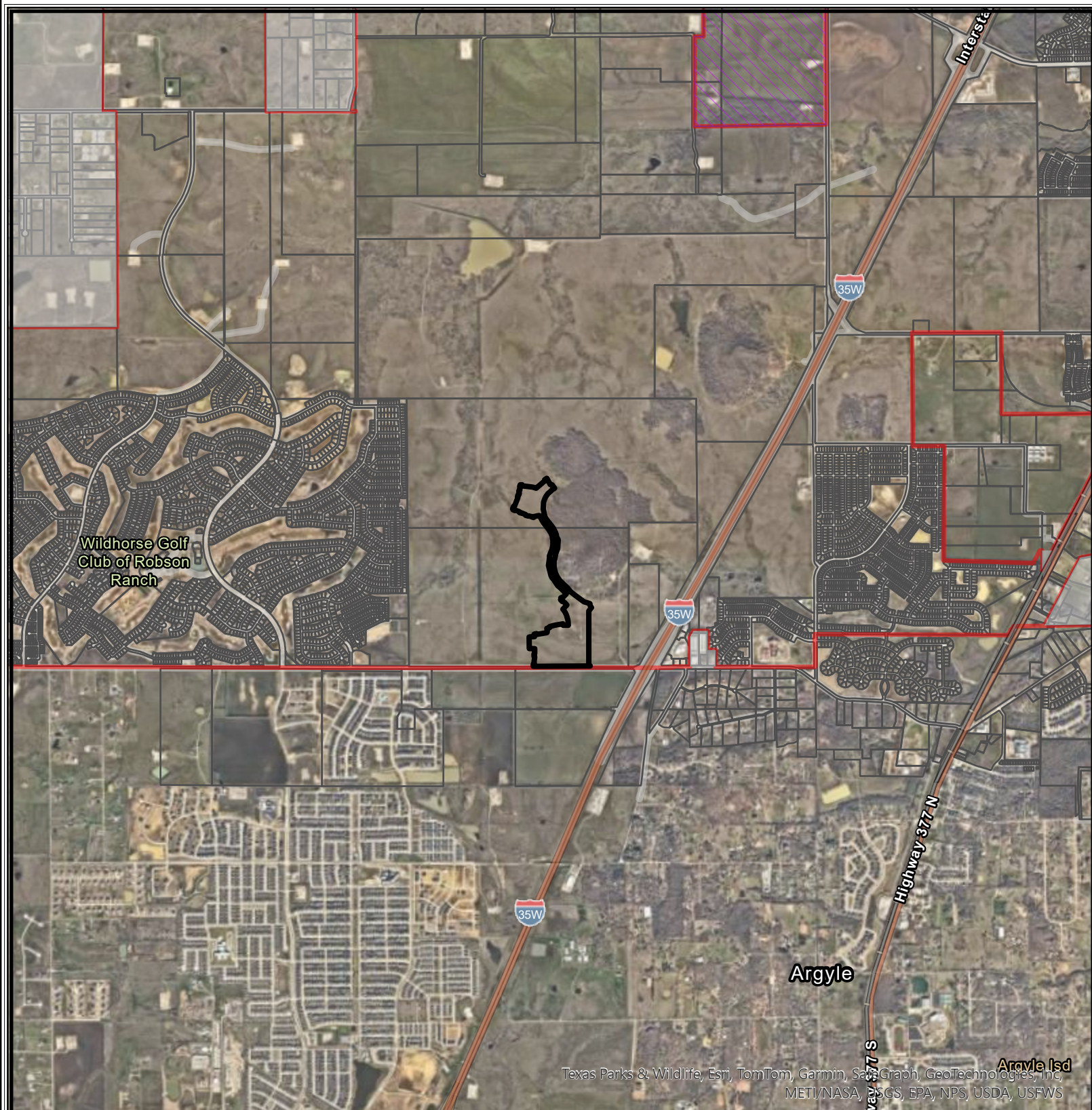
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
10. Compliance with Utility, Service, and Improvement Standards				
<p>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>In order for the proposed Final Plat to meet the criteria, the following corrections are required:</p> <ol style="list-style-type: none"> 1. Please dedicate public utility easements on final plat per uploaded V1 DME markups (Denton Development Code Subchapter 7.13.6). 2. Provide note on plat that private improvements cannot encroach onto existing public or private easements. (BEP) 3. If proposed easements, will these be recorded through plat or through separate instrument. Provide clarification. If by plat, provide line and curve dimensions. (FPC 3.6, DDC 8.4.4, DDC 2.6.2.C.6.b and FPC 4.2) 4. Contact City of Denton Real Estate department for information about recording offsite easements by separate instruments. (DDC 8.4.4 and FPC 4.2) 5. Blocks shall not be less than 300 feet. Previous Preliminary Plat did not show this block with only 4 lots. Provide clarification on the reduced block length provided. If this measurement was previously approved, provide documentation. (DDC 8.3.2, DDC 8.3.3 and FPC 3.5) 6. Ensure corner clips are properly dimensioned. (FPC 3.17 and TCM 1.4.2) 7. Ensure all easements are labeled and provide recording information if existing. (FPC 3.6, DDC 8.4.4, DDC 2.6.2.C.6.b and FPC 4.2) 8. Revise Owner's dedication statement to include ROW and easement dedications and other land rights so as to create no conflicts or issues for staff or other public interests. (BEP) 9. Verify correct placement of signatures. It appears this should be moved up and the notary signatures below. (BEP) </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Provides Adequate Road Systems				
<p>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</p> <p>Findings:</p> <div style="border: 1px solid black; height: 40px; width: 100%; margin-top: 10px;"></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
12. Provides Adequate Public Services and Facilities				
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The Final Plat does not meet Approval Criteria 4a, 7a, and 10a as detailed above.</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Rational Phasing Plan				
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The proposed development will include multiple phases as approved in the MPC ordinance. However, this is the first phase of the proposed development, so no subsequent phases have been completed.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

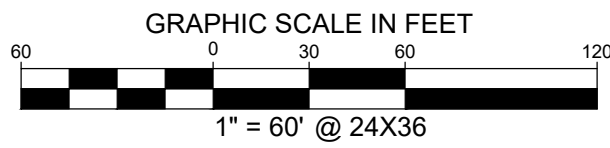
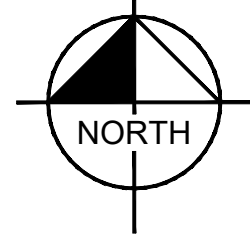
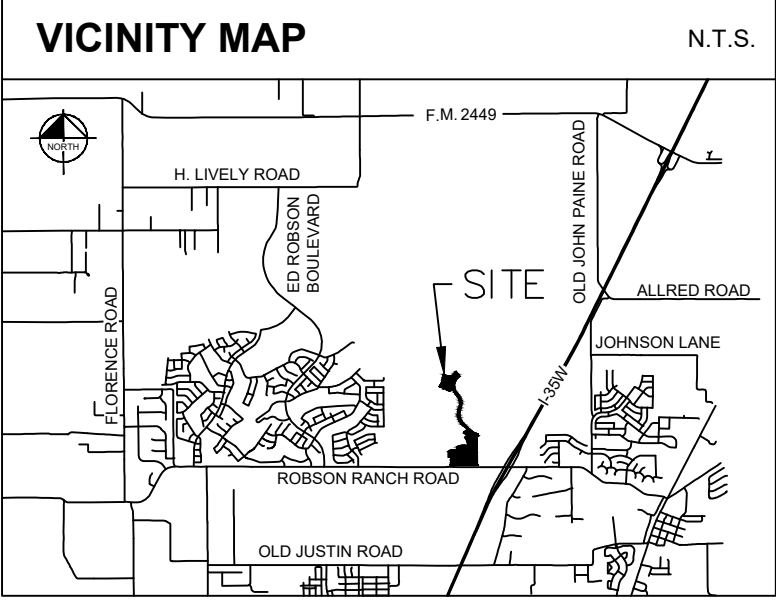
Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.				
<p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020. A Preliminary Plat was required as part of the MPC (PP22-0014) and approved by the Planning and Zoning Commission on November 16, 2022.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Whether the development will substantially comply with all requirements of this DDC.				
<p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>This Final Plat does not meet all review criteria, as detailed in Criteria 1b above as required by the Denton Development Code.</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. Findings: <div> The Final Plat complies with all applicable technical standards and specifications as detailed herein. </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site Location



MATCH LINE "B" (SEE SHEET 3)



LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
- . - . -	EASEMENT LINE
- - - -	BUILDING LINE
- - - -	CENTERLINE OF ROAD
- - - -	OVERHEAD UTILITY LINE

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS
DENTON COUNTY, TEXAS	DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS
DENTON COUNTY, TEXAS	DENTON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.R.W.M.E.	PRIVATE RETAINING WALL MAINTENANCE EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
V.E.	VISIBILITY EASEMENT
U	UTILITY POLE
O	PROPERTY CORNER SYMBOL

SEE SHEET 5 FOR
LINE AND CURVE TABLES,
AND LOT AREA TABLE

FINAL PLAT
HUNTER RANCH, PHASE 1A

BLOCK A, LOTS 1X & 2-27; BLOCK AAA, LOT 1X; BLOCK BBB, LOT 1X;
BLOCK E, LOTS 5-10; BLOCK EEE, LOTS 1-6; BLOCK F, LOTS 1-8 & 9X;
BLOCK FFF, LOTS 1X & 2-6; BLOCK I, LOTS 1X & 2-16; BLOCK J, LOTS 1-11;
BLOCK K, LOTS 1-4; BLOCK NNN, LOT 1X; BLOCK VVV, LOTS 1-11;
BLOCK XX, LOTS 1X & 2-4;
BLOCK YY, LOT 1X; BLOCK ZZ, LOT 1X

95 RESIDENTIAL LOTS
10 HOA LOTS

52.956 ACRES

OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994,
CITY OF DENTON,
DENTON COUNTY, TEXAS
CITY PROJECT #FP24-0012
APRIL 2024

Kimley»Horn

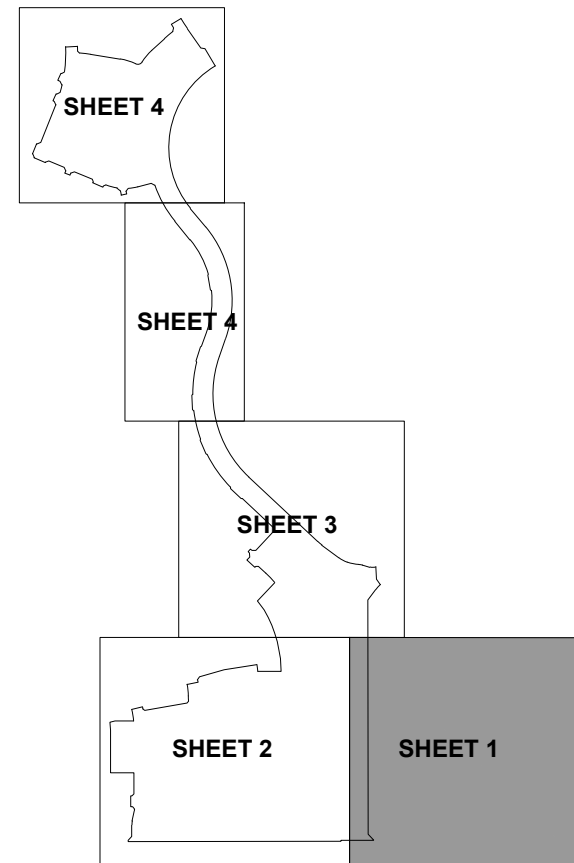
400 North Oklahoma Dr., Suite 105 Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2024	063226937	1 OF 6

OWNER: Hunter Ranch Land, LLC 9800 Hillwood Pkwy, Suite 300 Fort Worth, TX 76177 Ph: 972-201-2932 Contact: Brian Carlock	OWNER: HR JV, LP 9800 Hillwood Pkwy, Suite 300 Fort Worth, TX 76177 Ph: 972-201-2932 Contact: Brian Carlock
APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Kevin J. Kane, P.E.	SURVEYOR: Kimley-Horn & Associates, Inc. 400 North Oklahoma Drive, Suite 105 Celina, TX 75009 Ph: (469) 501-2172 Contact: Daniel R. Arthur, RPLS

NOTES:

- All property corners are 5/8" iron rods with plastic caps stamped "KHA" set, unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983 using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984939269.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0365G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- All lots labeled "HOA" are to be owned and maintained by the Homeowner's Association and/or District.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
- 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.
- This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage and Detention Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
- Block FFF, Lots 2-6 - Front of structures shall be oriented towards Block FFF, Lot 1X HOA.
- Block XX, Lot 2-4 - Front of structures shall be oriented towards Block XX, Lot 1X HOA.
- Block F, Lots 1-8 - Front of structures shall be oriented towards Sagehawk Drive.
- Water and wastewater service will be provided by the City of Denton.
- The purpose of this plat is create 105 lots.



KEY MAP
N.T.S.

ELIZANO PIZANO SURVEY
ABSTRACT NO. 994

REMAINDER OF
CALLED 128.241 ACRES
HR JV, LP
INST. NO. 2023-290
O.R.D.C.T.

MATCH LINE "A" (SEE SHEET 2)

LANDMARK TRAIL

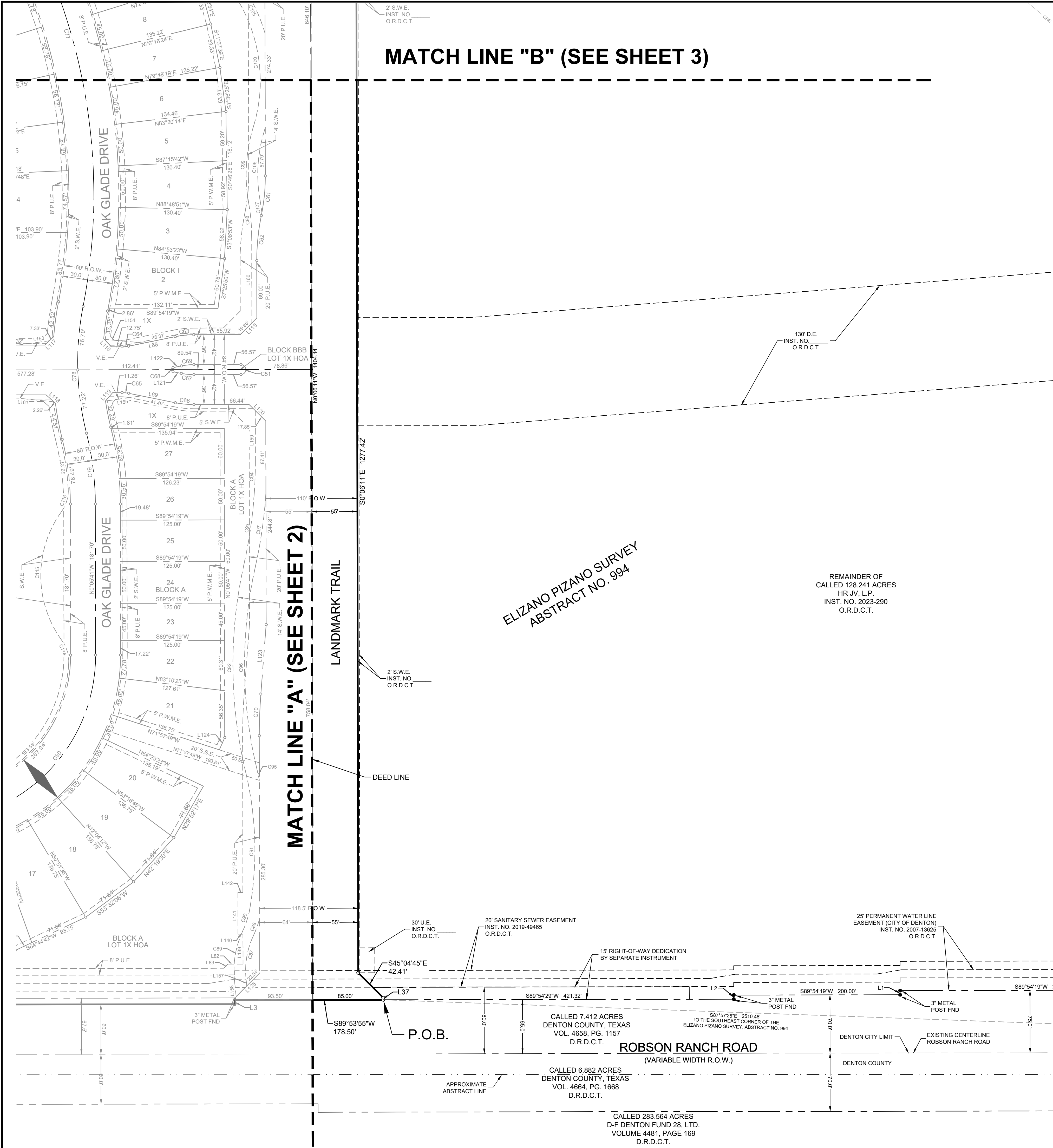
DEED LINE

CALLED 7.412 ACRES
DENTON COUNTY, TEXAS
VOL. 4658, PG. 1157
D.R.D.C.T.

ROBSON RANCH ROAD
(VARIABLE WIDTH R.O.W.)

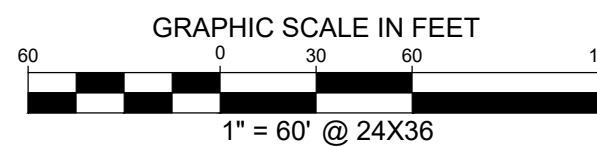
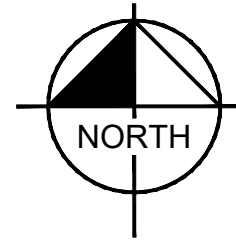
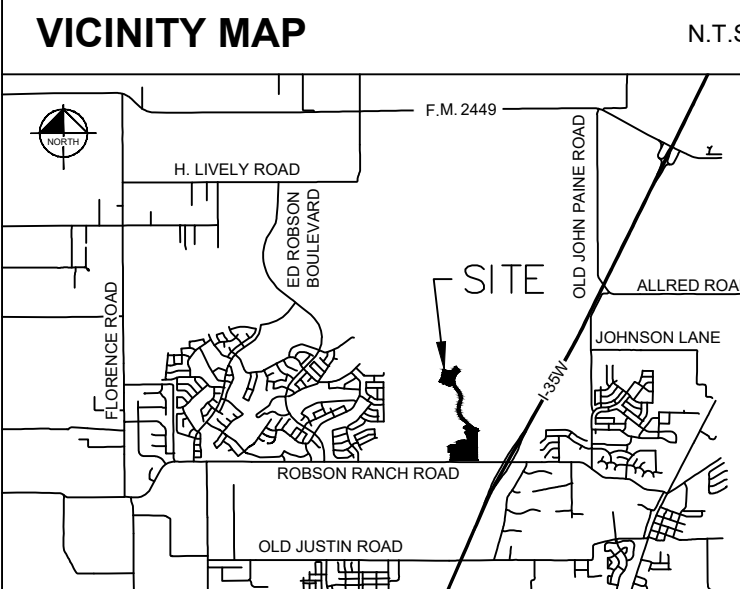
CALLED 6.882 ACRES
DENTON COUNTY, TEXAS
VOL. 4664, PG. 1668
D.R.D.C.T.

CALLED 283.564 ACRES
D-F DENTON FUND 28, LTD.
VOLUME 4481, PAGE 169
D.R.D.C.T.



MATCH LINE "B" (SEE SHEET 3)

MATCH LINE "A" (SEE SHEET 1)



LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	CENTERLINE OF ROAD
---	OVERHEAD UTILITY LINE

LEGEND

IRSC	58" IRON ROD W/ "N" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
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S.S.E.	SANITARY SEWER EASEMENT
P.R.W.M.E.	PRIVATE RETAINING WALL MAINTENANCE EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
V.E.	VISIBILITY EASEMENT
GUY ANCHOR	GUY ANCHOR
UTILITY POLE	UTILITY POLE
PROPERTY CORNER SYMBOL	PROPERTY CORNER SYMBOL

SEE SHEET 5 FOR
LINE AND CURVE TABLES,
AND LOT AREA TABLE

KEY MAP
N.T.S.

SHEET 4

SHEET 4

SHEET 3

SHEET 2

SHEET 1

FINAL PLAT

HUNTER RANCH, PHASE 1A

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10 HOA LOTS

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CITY PROJECT #FP24-0012
APRIL 2024

Kimley»Horn

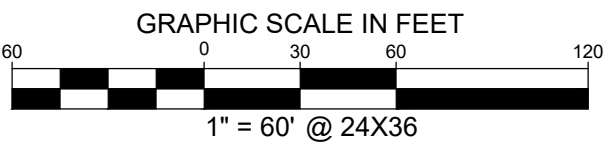
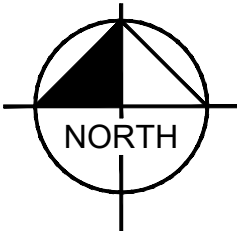
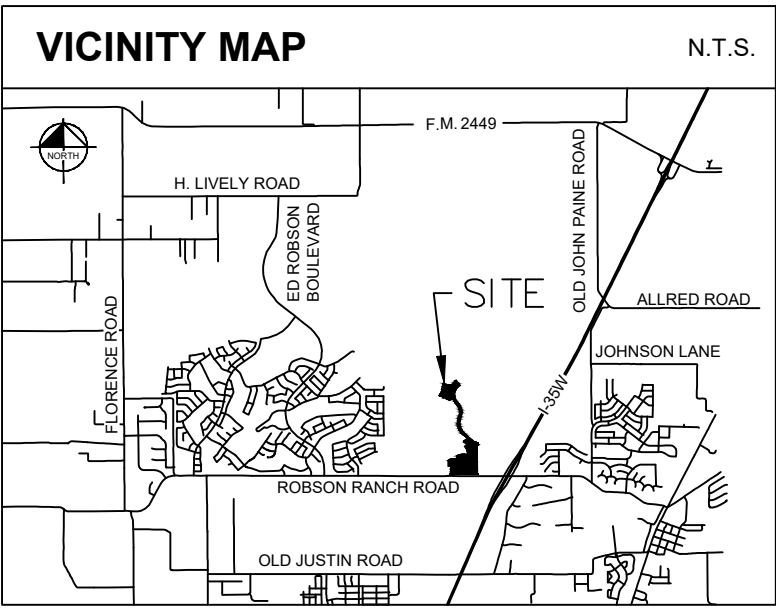
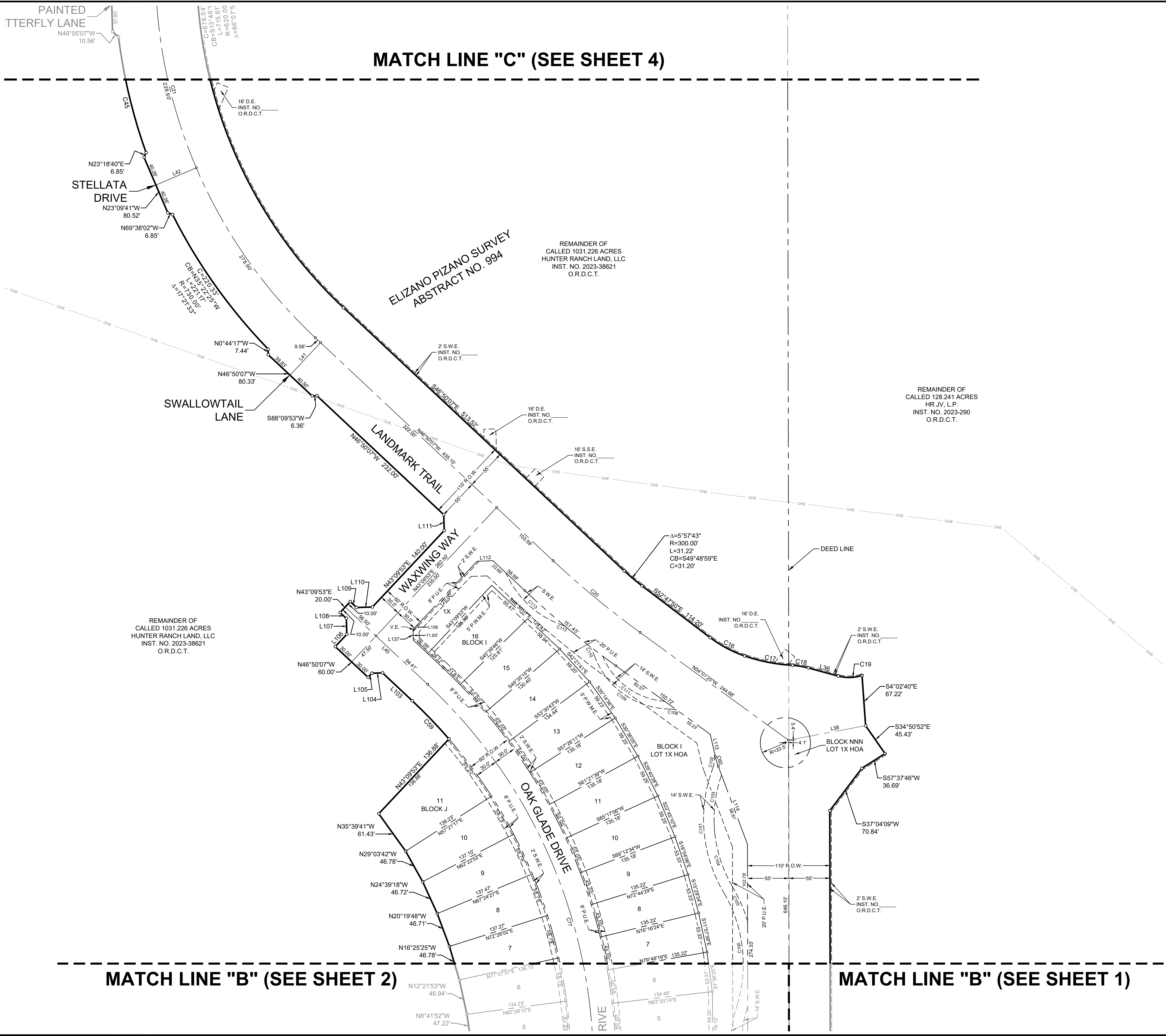
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2024	063226937	2 OF 6

OWNER:
Hunter Ranch Land, LLC
9800 Hillwood Pkwy,
Suite 300
Fort Worth, TX 76177
Ph: 972-201-2932
Contact: Brian Carlock

APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Kevin J. Kane, P.E.

SURVEYOR:
Kimley-Horn & Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
Ph: (469) 501-2172
Contact: Daniel R. Arthur, RPLS

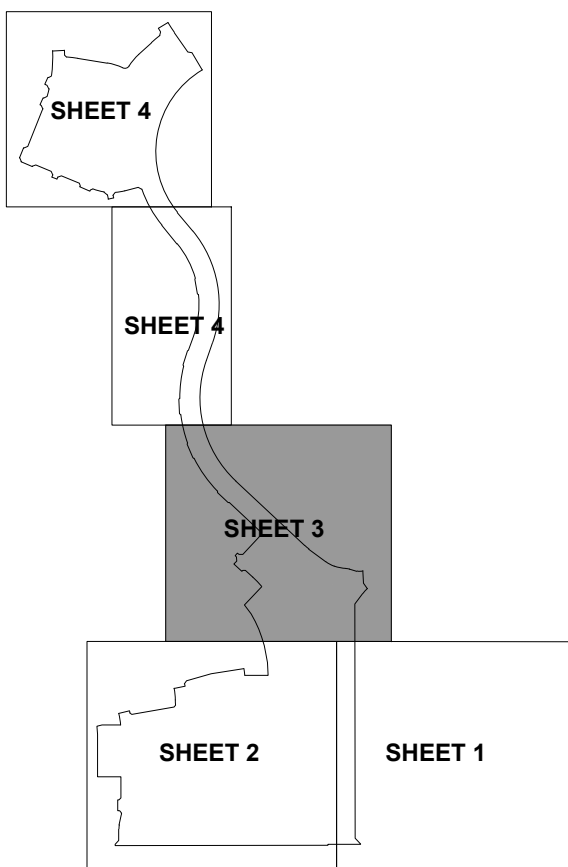


LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
- . - . -	EASEMENT LINE
- - -	BUILDING LINE
- - - - -	CENTERLINE OF ROAD
- - - - -	OVERHEAD UTILITY LINE

LEGEND

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IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
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P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS
DENTON COUNTY, TEXAS	DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS
DENTON COUNTY, TEXAS	DENTON COUNTY, TEXAS
STREET NAME CHANGE	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.R.W.M.E.	PRIVATE RETAINING WALL MAINTENANCE EASEMENT
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V.E.	VISIBILITY EASEMENT
U	UTILITY POLE
O	PROPERTY CORNER SYMBOL



SEE SHEET 5 FOR
LINE AND CURVE TABLES,
AND LOT AREA TABLE

FINAL PLAT
HUNTER RANCH, PHASE 1A

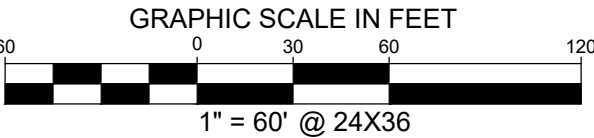
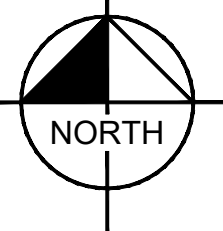
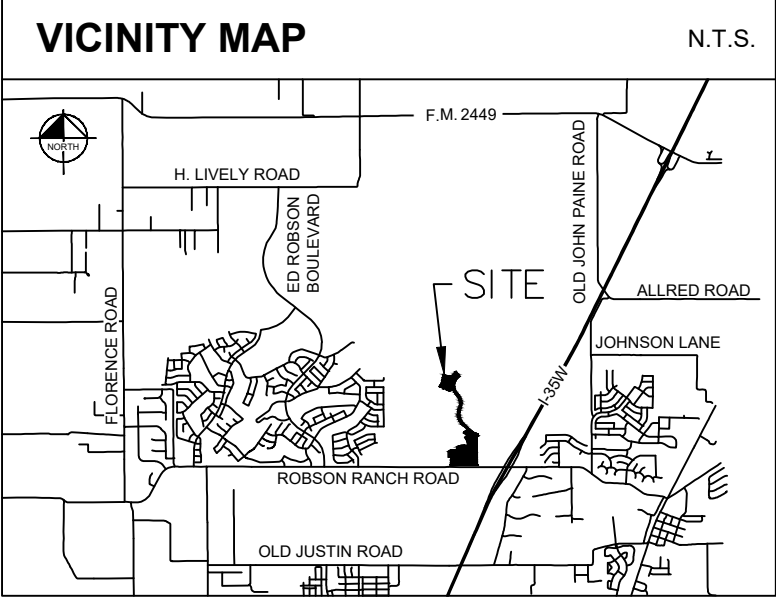
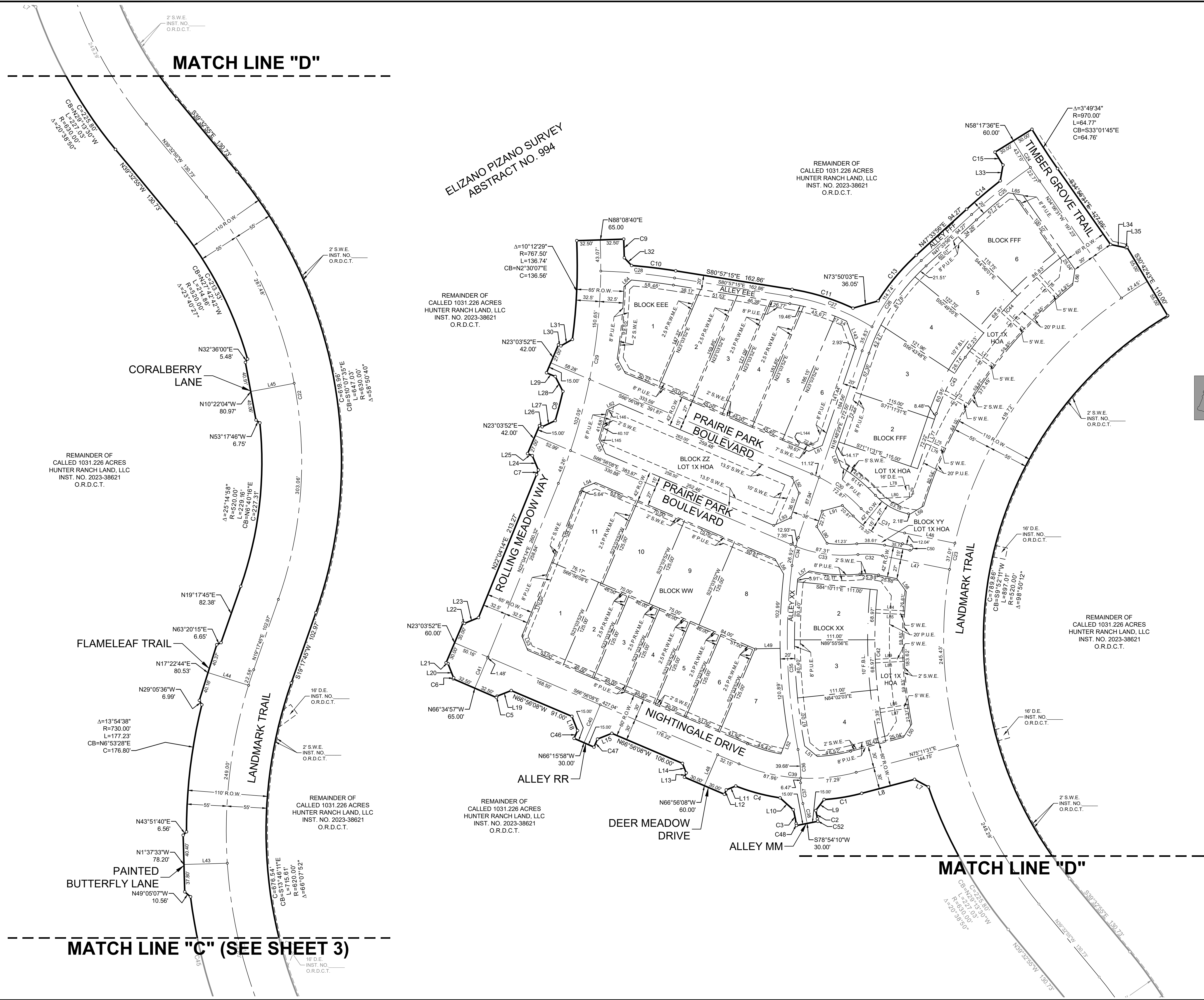
BLOCK A, LOTS 1X & 2-27; BLOCK AAA, LOT 1X; BLOCK BBB, LOT 1X;
BLOCK E, LOTS 5-10; BLOCK EEE, LOTS 1-6; BLOCK F, LOTS 1-8 & 9X;
BLOCK FFF, LOTS 1X & 2-6; BLOCK I, LOTS 1X & 2-16; BLOCK J, LOTS 1-11;
BLOCK K, LOTS 1-4; BLOCK NNN, LOT 1X; BLOCK VVV, LOTS 1-11;
BLOCK XX, LOTS 1X & 2-4;
BLOCK YY, LOT 1X; BLOCK ZZ, LOT 1X

95 RESIDENTIAL LOTS
10 HOA LOTS

52.956 ACRES
OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994,
CITY OF DENTON,
DENTON COUNTY, TEXAS
CITY PROJECT #FP24-0012
APRIL 2024

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2024	063226937	3 OF 6
OWNER: Hunter Ranch Land, LLC 9800 Hillwood Pkwy, Suite 300 Fort Worth, TX 76177 Ph: 972-201-2932 Contact: Brian Carlock					
APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Kevin J. Kane, P.E.					
SURVEYOR: Kimley-Horn and Associates, Inc. 400 North Oklahoma Drive, Suite 105 Celina, TX 75009 Ph: (469) 501-2172 Contact: Daniel R. Arthur, RPLS					



LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	CENTERLINE OF ROAD
---	OVERHEAD UTILITY LINE

LEGEND

IRSC	58" IRON ROD W/ "N" CAP SET
IRFC	IRON ROD FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
D.E.	DRIVEWAY EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PAGE	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS
DENTON COUNTY, TEXAS	DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS
STREET NAME CHANGE	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.R.W.M.E.	PRIVATE RETAINING WALL MAINTENANCE EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
V.E.	VISIBILITY EASEMENT
GUY ANCHOR	GUY ANCHOR
UTILITY POLE	UTILITY POLE
PROPERTY CORNER SYMBOL	PROPERTY CORNER SYMBOL

SEE SHEET 5 FOR
LINE AND CURVE TABLES,
AND LOT AREA TABLE

FINAL PLAT HUNTER RANCH, PHASE 1A

BLOCK A, LOTS 1X & 2-27; BLOCK AAA, LOT 1X; BLOCK BBB, LOT 1X;
BLOCK E, LOTS 5-10; BLOCK EEE, LOTS 1-6; BLOCK F, LOTS 1-8 & 9X;
BLOCK FFF, LOTS 1X & 2-6; BLOCK I, LOTS 1X & 2-16; BLOCK J, LOTS 1-11;
BLOCK K, LOTS 1-4; BLOCK NNN, LOT 1X; BLOCK WW, LOTS 1-11;
BLOCK XX, LOTS 1X & 2-4;
BLOCK YY, LOT 1X; BLOCK ZZ, LOT 1X

95 RESIDENTIAL LOTS
10 HOA LOTS

52.956 ACRES

OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994,
CITY OF DENTON,
DENTON COUNTY, TEXAS
CITY PROJECT #FP24-0012
APRIL 2024

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400 North Oklahoma Dr., Suite 105
Celina, Texas 75009

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2024	063226937	4 OF 6

OWNER:

Hunter Ranch Land, LLC
9800 Hillwood Pkwy,
Suite 300
Fort Worth, TX 76177
Ph: 972-201-2932
Contact: Brian Carlock

APPLICANT:

Kimley-Horn & Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Kevin J. Kane, P.E.

SURVEYOR:

Kimley-Horn & Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
Ph: (469) 501-2172
Contact: Daniel R. Arthur, RPLS

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE								
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH						
L1	S00°05'41"E	5.00'	L13	N23°03'52"E	6.50'	L25	N66°56'08"W	7.10'	L37	S00°40'19"E	2.48'	L49	N89°05'31"E	34.63'	L61	N65°56'11"E	20.41'	L73	N59°39'45"W	37.37'	L85	S87°07'07"E	40.00'	L97	N89°54'19"E	6.50'	L109	S46°50'07"E	11.50'	L121	N78°33'21"W	10.17'	L133	S38°29'35"W	14.90'	L145	N24°50'59"W	3.58'	L157	S05°46'22"E	6.49'	L169	N25°53'46"E	41.08'	L181	N48°52'34"E	41.17'
L2	S00°05'41"E	5.00'	L14	N21°56'08"W	14.14'	L26	S66°56'08"E	4.02'	L38	N79°22'16"E	104.70'	L50	N31°53'54"E	21.83'	L62	N63°12'00"E	19.34'	L74	S59°39'45"E	36.85'	L86	N81°05'14"E	40.00'	L98	N44°54'19"E	14.14'	L110	N88°09'53"E	21.21'	L122	N78°21'59"E	10.17'	L134	S52°10'10"E	13.51'	L146	N63°12'00"E	2.45'	L158	S05°46'22"E	17.74'	L170	N14°12'10"W	37.86'			
L3	S01°55'35"W	5.00'	L15	S68°14'05"W	21.28'	L27	N64°54'10"E	20.01'	L39	N72°55'57"E	6.67'	L51	S50°16'52"E	22.82'	L63	S28°47'33"E	23.59'	L75	N65°57'05"W	27.78'	L87	S81°05'14"W	40.00'	L99	S55°41'26"E	14.39'	L111	N01°50'07"W	21.21'	L123	S04°22'52"W	83.66'	L135	S44°19'50"W	14.28'	L147	N04°54'33"E	30.46'	L159	S00°07'13"E	60.75'	L171	N26°44'06"W	21.32'			
L4	N00°05'41"W	7.50'	L16	N41°59'05"W	40.00'	L28	N27°13'03"W	23.08'	L40	S46°50'07"E	150.91'	L52	S20°52'26"W	27.44'	L64	S48°02'28"W	13.79'	L76	S65°57'05"E	27.28'	L88	S86°59'00"W	40.00'	L100	N37°22'44"E	14.64'	L112	N88°09'53"E	21.21'	L124	N23°38'29"E	16.04'	L136	S45°05'41"E	14.14'	L148	N82°50'21"E	17.43'	L160	N00°06'11"W	103.23'	L172	N40°08'59"W	25.30'			
L5	N44°54'19"E	28.28'	L17	S41°59'05"E	40.00'	L29	N86°56'08"W	13.16'	L41	N43°09'53"E	59.50'	L53	S22°25'57"E	21.40'	L65	S81°10'12"E	20.65'	L77	N18°48'29"E	72.22'	L89	N86°59'00"E	40.00'	L101	N78°18'10"E	60.00'	L113	S12°48'02"E	30.67'	L125	S44°54'04"W	42.42'	L137	S01°50'07"E	14.14'	L149	N07°09'07"W	14.13'	L161	N84°12'03"W	82.08'	L173	N54°38'17"W	19.19'			
L6	N00°05'41"W	62.27'	L18	N21°45'44"W	21.15'	L30	S66°56'08"E	3.67'	L42	N66°50'19"E	58.58'	L54	S67°06'55"W	20.86'	L66	S08°21'06"W	21.83'	L78	N86°29'29"E	56.70'	L90	S31°40'36"E	27.00'	L102	N29°53'09"E	21.42'	L114	S20°31'56"E	110.90'	L126	N00°05'41"W	15.00'	L138	N00°05'41"W	98.20'	L150	N85°04'40"W	37.12'	L162	N79°11'44"E	31.00'	L174	N29°54'19"E	27.53'			
L7	N61°30'52"W	21.83'	L19	S68°15'06"W	21.28'	L31	N60°36'55"E	18.28'	L43	N88°22'27"E	59.88'	L55	S24°50'59"E	22.26'	L67	N47°52'58"W	40.00'	L79	S03°30'31"E	16.00'	L91	S74°44'42"W	28.99'	L103	N46°50'07"W	54.41'	L115	S44°54'04"W	28.28'	L127	S45°05'41"E	7.07'	L139	S00°05'50"E	36.00'	L151	N88°59'27"E	18.02'	L163	S31°37'42"W	20.79'	L175	S43°01'29"W	18.51'			
L8	S75°11'31"W	75.47'	L20	N21°44'25"W	21.14'	L32	S43°02'23"E	14.72'	L44	S72°37'16"E	58.68'	L56	S29°59'23"E	23.96'	L68	N78°21'59"E	57.33'	L80	S86°29'29"W	42.63'	L92	S24°03'49"E	23.81'	L104	S88°09'53"W	14.14'	L116	S42°57'28"E	13.60'	L128	S11°38'15"E	10.16'	L140	S89°54'10"W	6.00'	L152	N85°12'02"W	37.26'	L164	N63°53'45"E	48.62'	L176	S01°58'31"E	20.65'			
L9	S36°54'52"W	19.03'	L21	N66°56'08"W	2.89'	L33	N09°50'46"E	22.09'	L45	N79°05'51"E	39.92'	L57	S55°45'53"W	19.64'	L69	S78°33'21"E	57.33'	L81	N08°19'28"W	8.00'	L93	N65°56'11"E	25.65'	L105	S43°09'53"W	7.50'	L117	N46°53'42"E	14.62'	L129	N11°26'54"E	10.16'	L141	N00°05'50"W	50.00'	L153	S82°14'24"W	37.29'	L165	N30°39'04"E	24.06'	L177	S87°32'12"E	53.86'			
L10	N47°57'54"W	24.53'	L22	S66°56'08"E	2.11'	L34	S78°14'08"E	21.83'	L46	S78°30'31"E	70.83'	L58	N35°55'16"W	22.09'	L70	S47°52'58"E	40.00'	L82	N89°54'10"E	18.09'	L94	N11°26'54"E	57.30'	L106	N43°09'53"E	22.50'	L118	S48°23'23"E	14.93'	L130	S11°38'15"E	57.30'	L142	N89°54'10"E	6.00'	L154	N84°30'20"W	47.95'	L166	N57°54'36"E	13.99'	L178	N00°00'54"E	37.31'			
L11	S67°44'54"W	14.22'	L23	N67°34'03"E	21.03'	L35	N59°13'11"E	1.50'	L47	S78°30'31"E	94.53'	L59	S58°54'14"W	22.09'	L71	N53°46'51"W	40.03'	L83	N44°54'10"E	7.07'	L95	N45°05'41"W	14.14'	L107	N01°50'07"W	21.21'	L119	S41°13'04"W	13.20'	L131	N44°54'19"E	14.14'	L143	S20°15'53"E	37.19'	L155	S81°52'28"W	43.71'	L167	N50°06'24"E	27.96'	L179	S00°00'54"W	42.54'			
L12	S23°03'52"W	6.50'	L24	N22°57'54"W	21.59'	L36	S74°40'52"E	41.52'	L48	N23°03'52"E	46.50'	L60	N20°41'27"W	23.15'	L72	S53°46'51"E	39.99'	L84	N87°07'07"W	40.00'	L96	S89°54'19"W	9.00'	L108	N46°50'07"W	11.50'	L120	S45°05'56"E	28.28'	L132	S45°05'41"E	14.14'	L144	S23°03'52"W	5.00'	L156	N36°06'10"E	14.34'	L168	N40°28'17"E	34.77'	L180	N74°56'06"E	60.04'			

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE															
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD						
C1	10°48'27"	280.00'	52.81'	S80°35'45"W	52.74'	C13	15°16'01"	310.00'	82.60'	N39°55'58"E	82.36'	C25	7°30'40"	795.00'	104.22'	S51°19'16"W	104.15'	C37	16°35'32"	100.00'	28.96'	S06°11'20"E	28.86'	C49	8°40'55"	650.00'	98.49'	N04°26'08"W	98.40'	C61	11°45'46"	234.50'	48.14'	N05°46'42"E	48.06'
C2	2°39'53"	265.00'	12.32'	S10°51'47"E	12.32'	C14	4°19'30"	805.00'	60.77'	N49°43'41"E	60.75'	C26	28°45'27"	300.00'	150.57'	S33°11'12"W	149.00'	C38	5°41'57"	250.00'	24.87'	N12°19'18"W	24.86'	C50	180°00'00"	3.50'	11.00'	N11°29'29"E	7.00'	C62	11°45'46"	265.50'	54.51'	S05°46'42"W	54.41'
C3	4°32'26"	235.00'	18.62'	N11°48'03"W	18.62'	C15	1°09'51"	1030.00'	20.93'	N31°43'57"W	20.93'	C27	22°58'14"	300.00'	120.27'	N69°28'08"W	119.47'	C39	37°52'21"	250.00'	165.25'	S85°52'18"E	162.26'	C51	180°00'00"	6.00'	18.85'	N00°05'41"W	12.00'	C63	11°32'20"	111.00'	22.35'	S84°08'09"W	22.32'
C4	12°59'58"	280.00'	63.53'	N75°02'28"W	63.39'	C16	18°11'42"	165.00'	52.40'	S61°53'41"E	52.18'	C28	7°20'02"	800.00'	102.40'	N84°37'16"W	102.33'	C40	1°57'26"	1668.50'	56.99'	N23°05'55"E	56.99'	C52	0°33'40"	285.00'	2.79'	S09°48'41"E	2.79'	C64	11°32'20"	39.00'	7.85'	N84°08'09"E	7.84'
C5	0°04'22"	1532.50'	1.94'	S23°45'19"W	1.94'	C17	15°53'58"	235.00'	65.21'	S78°56'31"E	65.00'	C29	24°38'32"	800.00'	344.07'	N09°44'58"E	341.43'	C41	1°43'44"	1500.00'	45.26'	N22°56'06"E	45.26'	C53	11°32'34"	111.00'	22.36'	N05°40'36"E	22.32'	C65	11°32'20"	39.00'	7.85'	N84°19'31"W	7.84'
C6	0°03'37"	1467.50'	1.54'	N23°46'41"E	1.54'	C18	12°12'38"	100.00'	21.31'	S80°47'11"E	21.27'	C30	24°03'46"	200.00'	83.99'	N54°54'15"W	83.38'	C42	18°04'19"	670.00'	211.33'	S03°12'20"E	210.45'	C54	11°32'34"	39.00'	7.86'	N05°40'36"E	7.84'	C66	11°32'20"	111.00'	22.35'	S84°19'31"E	22.32'
C7	0°30'20"	767.50'	6.77'	N21°49'04"E	6.77'	C19	33°49'59"	54.50'	32.18'	N88°24'08"E	31.72'	C31	35°38'09"	112.50'	69.97'	S60°41'27"E	68.85'	C43	16°44'55"	300.00'	87.70'	S27°10'57"W	87.38'	C55	4°36'54"	330.40'	26.61'	N02°24'08"W	26.61'	C67	11°32'20"	75.00'	15.10'	S84°19'31"E	15.08'
C8	3°07'15"	767.50'	41.80'	N14°31'15"E	41.80'	C20	7°11'18"	1200.00'	150.55'	S50°25'46"E	150.45'	C32	17°20'55"	112.50'	34.06'	N87°10'59"W	33.93'	C44	16°56'05"	670.00'	198.03'	S44°01'27"W	197.31'	C56	11°27'17"	324.11'	64.80'	N05°53'46"W	64.69'	C68	156°55'21"	2.50'	6.85'	S00°05'41"E	4.90'
C9	1°46'17"	832.50'	25.74'	S01°39'29"E	25.74'	C21	66°07'52"	675.00'	779.09'	S13°46'11"E	736.56'	C33	28°55'19"	187.50'	94.65'	S81°23'47"E	93.64'	C45	12°29'48"	730.00'	159.22'	N13°22'50"W	158.90'	C57	1°42'53"	380.00'	11.37'	N12°33'17"W	11.37'	C69	11°32'20"	75.00'	15.10'	S84°08'09"W	15.08'
C10	4°20'36"	810.00'	61.40'	S83°07'33"E	61.39'	C22	58°50'40"	575.00'	590.54'	N10°07'35"W	564.93'	C34	11°24'58"	200.00'	39.85'	S13°05'54"E	39.78'	C46	0°24'34"	1653.50'	11.82'	N23°52'32"E	11.82'	C58	3°02'39"	680.00'	36.13'	S07°15'16"E	36.12'	C70	4°29'03"	640.00'	50.09'	S02°08'21"W	50.08'
C11	16°19'26"	310.00'	88.32'	S72°47'32"E	88.02'	C23	98°50'12"	575.00'	991.89'	S09°52'11"W	873.40'	C35	18°30'21"	791.00'	255.48'	S01°51'45"E	254.37'	C47	0°24'51"	1683.50'	12.17'	S23°52'02"W	12.17'	C59	6°02'51"	670.00'	70.72'	N43°48'42"W	70.68'	C71	180°00'00"	6.00'	18.85'	N89°54'19"E	12.00'
C12	9°34'22"	1500.00'	250.61'	S85°07'08"W	250.32'	C24	3°48'30"	1000.00'	66.47'	S33°02'17"E	66.45'	C36	13°13'22"	200.00'	46.16'	N04°30'15"W	46.05'	C48	0°39'25"	315.00'	3.61'	N09°51'33"W	3.61'	C60	7°43'53"	100.00'	13.49'	S16°39'59"E	13.48'	C72	11°32'34"	75.00'	15.11'	N05°51'58"W	15.08'

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE								
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C73	156°54'51"	2.50'	6.85'	S88°54'19"W	4.90'	C87	32°11'02"	98.00'	55.05'	S09°00'34"W	54.33'	C99	27°24'13"	192.00'	91.83'	S03°32'29"W	90.96'	C111	63°09'21"	98.00'	108.02'	N53°54'55"W	102.64'
C74	11°32'34"	75.00'	15.11'	S05°40'36"W	15.08'	C88	10°27'49"	122.00'	22.28'	N19°52'11"E	22.25'	C100	47°52'22"	188.00'	157.08'	N06°41'35"W	152.55'	C112	3°06'55"	72.00'	3.91'	N69°11'05"W	3.91'
C75	11°32'34"	111.00'	22.36'	N05°51'58"W	22.32'	C89	32°05'58"	112.00'	62.75'	S09°03'06"W	61.93'	C101	50°44'03"	192.00'	170.01'	S05°15'44"E	164.51'	C113	47°13'20"	128.00'	105.50'	S47°07'53"E	102.53'
C76	11°32'34"	39.00'	7.86'	N05°51'58"E	7.84'	C90	15°19'23"	108.00'	28.88'	N17°26'24"E	28.80'	C102	23°33'23"	53.00'	21.79'	N08°19'36"E	21.64'	C114	39°34'22"	43.00'	29.70'	N16°20'53"W	29.11'
C77	57°53'03"	700.00'	707.19'	N17°53'36"W	677.50'	C91	23°23'49"	405.47'	165.57'	N01°50'51"W	164.43'	C103	21°29'01"	178.00'	66.74'	S08°31'43"W	66.35'	C115	171°56'47"	132.00'	165.75'	S00°09'41"E	155.08'
C78	25°11'50"	359.00'	153.92'	S01°32'59"E	152.68'	C92	26°05'07"	552.00'	251.31'	S00°25'44"E	249.15'	C104	25°08'34"	178.00'	78.11'	S18°03'29"E	77.49'	C116	39°16'52"	43.00'	29.48'	N16°10'16"E	28.91'
C79	14°03'14"	350.00'	85.85'	N07°07'18"W	85.63'	C93	8°44'41"	568.00'	86.69'	N08°14'30"E	86.61'	C105	14°10'24"	202.00'	49.97'	N23°32'34"W	49.84'	C117	0°16'38"	300.00'	1.45'	N11°25'50"W	1.45'
C80	55°54'53"	200.00'	195.18'	N27°15'46"E	187.53'	C94	3°53'12"	565.27'	38.35'	N01°56'23"E	38.34'	C106	27°24'13"	178.00'	85.13'	S03°32'29"W	84.33'						
C81	13°29'16"	450.00'	105.93'	N06°50'19"W	105.69'	C95	1°53'32"	422.00'	13.94'	N12°31'31"W	13.94'	C107	3°21'20"	252.00'	14.76'	N08°28'58"W	14.76'						
C82	7°24'09"	200.00'	25.84'	S76°37'53"W	25.82'	C96	26°05'07"	538.00'	244.94'	S00°25'44"E	242.83'	C108	12°01'38"	53.00'	11.13'	N82°36'32"W	11.11'						
C83	11°28'28"	300.00'	60.16'	S05°49'55"E	60.06'	C97	8°44'41"	582.00'	88.83'	N08°14'30"E	88.74'	C109	67°48'15"	108.00'	127.81'	N54°43'15"W	120.48'						
C84	11°36'09"	350.00'	70.88'	N05°53'46"W	70.76'	C98	10°03'09"	239.99'	41.76'	N05°08'03"W	41.70'	C110	13°36'43"	72.00'	17.11'	N27°37'29"W	17.07'						

OWNERS' CERTIFICATE

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

WHEREAS HUNTER RANCH LAND, LLC and HR JV, LP, are the owners of a tract of land situated in the Elizano Pizano Survey, Abstract No. 994, City of Denton, Denton County, Texas, and being a portion of a called 1,031.226 acre tract of land described in a Limited Warranty Deed to Hunter Ranch Land, LLC, as recorded in Instrument No. 2023-36821 of the Official Records of Denton County, Texas, and being a portion of a called 128.241 acre tract of land described in a deed to HR JV, L.P., recorded in Instrument No. 2023-290 of the Official records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "Goodwin Marshall" found for the northeast corner of a called 7.412 acre tract of land described in a deed to Denton County, Texas, recorded in Volume 4058, Page 1157 of the Deed Records of Denton County, Texas, being on the southerly line of a called 128.241 acre tract of land described in a Limited Warranty Deed to HR JV, LP, recorded in Instrument No. 2023-290 of the Official Records of Denton County, Texas, same also being on the northerly right-of-way line of Robson Ranch Road, a variable width right-of-way;

THENCE along the northerly right-of-way line of said Robson Ranch Road, the northerly line of said 7.412 acre tract and the southerly line of said 128.241 acre tract, the following courses and distances:

South 89°54'19" West, a distance of 290.42 feet to a 3 inch metal fence post found for corner;

South 00°05'41" West, a distance of 5.00 feet to a 3 inch metal fence post found for corner;

South 89°54'19" West, a distance of 200.00 feet to a 3 inch metal fence post found for corner;

South 00°05'41" West, a distance of 5.00 feet to a 3 inch metal fence post found for corner;

South 89°54'19" West, a distance of 421.32 feet to the **POINT OF BEGINNING** of the herein described tract of land:

THENCE South 89°53'55" West, continuing along the northerly right-of-way line of said Robson Ranch Road, the northerly line of said 7.412 acre tract and the southerly line of said 128.241 acre tract and along the southerly line of said 1,013.226 acre tract, a distance of 178.50 feet to a 3 inch metal fence post found for corner;

THENCE South 01°55'35" West, continuing along the northerly right-of-way line of said Robson Ranch Road, the northerly line of said 7.412 acre tract and the southerly line of said 1,013.226 acre tract, a distance of 5.00 feet to a 3 inch metal fence post found for corner;

THENCE South 89°54'19" West, continuing along the northerly right-of-way line of said Robson Ranch Road, the northerly line of said 7.412 acre tract and the southerly line of said 1,013.226 acre tract, a distance of 1,161.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the northerly right-of-way line of said Robson Ranch Road, the northerly line of said 7.412 acre tract and the southerly line of said 1,013.226 acre tract, and crossing said 1,013.226 acre tract, the following courses and distances:

North 00°05'41" West, a distance of 7.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 44°54'19" East, a distance of 28.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°05'41" West, a distance of 62.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 111.00 feet, a central angle of 11°32'34", and a chord bearing and distance of North 05°40'36" East, 22.32 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 22.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 11°26'54" East, a distance of 57.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 39.00 feet, a central angle of 1°13'24", and a chord bearing and distance of North 05°40'36" East, 7.84 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 7.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°05'41" West, a distance of 4.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°05'41" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°54'19" West, a distance of 9.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°05'41" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°54'19" East, a distance of 6.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 44°54'19" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°05'41" West, a distance of 115.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°54'19" West, a distance of 126.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°05'41" West, a distance of 232.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 04°54'50" West, a distance of 44.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 77°52'14" East, a distance of 29.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°54'19" East, a distance of 99.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 418.69 feet, a central angle of 08°46'37", and a chord bearing and distance of North 08°17'55" West, 64.07 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 64.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 77°41'16" East, a distance of 60.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 442.44 feet, a central angle of 01°17'42", and a chord bearing and distance of South 12°54'23" East, 10.00 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 55°41'26" East, a distance of 14.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 80°19'57" East, a distance of 232.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 37°22'44" East, a distance of 14.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 330.40 feet, a central angle of 04°36'54", and a chord bearing and distance of North 02°24'08" West, 26.61 feet;

In a easterly direction, with said non-tangent curve to the right, an arc distance of 26.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 324.11 feet, a central angle of 11°27'17", and a chord bearing and distance of North 05°53'46" West, 64.89 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 64.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 78°18'10" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 380.00 feet, a central angle of 01°42'53", and a chord bearing and distance of North 12°33'17" West, 11.37 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 11.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 29°53'09" East, a distance of 21.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 74°19'32" East, a distance of 139.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 81°13'24" East, a distance of 181.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 680.00 feet, a central angle of 03°02'39", and a chord bearing and distance of South 07°15'16" East, 36.12 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 36.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°54'19" East, a distance of 127.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 03°02'01" West, a distance of 69.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 08°41'52" West, a distance of 47.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 12°21'53" West, a distance of 46.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 16°25'25" West, a distance of 46.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 20°19'48" West, a distance of 46.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 24°39'18" West, a distance of 46.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 29°03'42" West, a distance of 46.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 35°39'41" West, a distance of 61.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°09'53" East, a distance of 136.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 670.00 feet, a central angle of 06°02'51", and a chord bearing and distance of North 43°48'42" West, 70.68 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 70.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 46°50'07" West, a distance of 54.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°09'53" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°09'53" West, a distance of 7.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 46°50'07" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°09'53" East, a distance of 22.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°50'07" West, a distance of 21.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 46°50'07" West, a distance of 11.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°09'53" East, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°09'53" East, a distance of 140.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°50'07" West, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 46°50'07" West, a distance of 232.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°09'53" West, a distance of 6.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 46°50'07" West, a distance of 80.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°44'17" West, a distance of 7.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 730.00 feet, a central angle of 17°2'13", and a chord bearing and distance of North 35°22'25" West, 220.33 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 221.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 69°38'02" West, a distance of 6.85 feet to a point for corner;

North 23°09'41" West, a distance of 80.52 feet to a point for corner;

North 23°18'40" East, a distance of 6.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 730.00 feet, a central angle of 12°29'48", and a chord bearing and distance of North 13°22'50" West, 158.90 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 159.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 49°05'07" West, a distance of 10.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°37'33" West, a distance of 78.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°51'40" East, a distance of 6.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 730.00 feet, a central angle of 15°34'38", and a chord bearing and distance of North 06°53'28" East, 176.80 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 177.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 29°05'36" West, a distance of 6.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 17°22'44" East, a distance of 80.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 63°20'15" East, a distance of 6.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 19°17'45" East, a distance of 82.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 520.00 feet, a central angle of 25°14'58", and a chord bearing and distance of North 06°40'16" East, 227.31 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 229.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 03°17'46" West, a distance of 6.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 10°22'04" West, a distance of 60.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 32°36'00" East, a distance of 5.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 520.00 feet, a central angle of 23°40'27", and a chord bearing and distance of North 27°42'42" West, 213.33 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 214.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°32'55" West, a distance of 130.73 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 630.00 feet, a central angle of 10°49'27", and a chord bearing and distance of North 29°34'55" West, 52.74 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 227.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 61°30'52" West, a distance of 21.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 75°11'31" West, a distance of 75.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 280.00 feet, a central angle of 10°49'27", and a chord bearing and distance of South 80°34'55" West, 52.74 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 52.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 36°54'52" West, a distance of 19.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 265.00 feet, a central angle of 02°39'53", and a chord bearing and distance of South 10°51'47" East, 12.32 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 12.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 285.00 feet, a central angle of 00°33'40", and a chord bearing and distance of South 09°48'41" East, 2.79 feet;

In a southeasterly direction, with said reverse curve to the left, an arc distance of 2.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 78°54'10" West, a distance of 30.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 315.00 feet, a central angle of 00°39'25", and a chord bearing and distance of North 09°51'33" West, 3.61 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 3.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 235.00 feet, a central angle of 04°32'26", and a chord bearing and distance of North 11°48'03" West, 18.62 feet;

In a northwesterly direction, with said reverse curve to the left, an arc distance of 18.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 47°57'54" West, a distance of 24.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 280.00 feet, a central angle of 12°59'58", and a chord bearing and distance of North 75°02'28" West, 63.39 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 63.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 67°44'54" West, a distance of 14.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 23°03'52" West, a distance of 6.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 66°56'08" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 23°03'52" East, a distance of 6.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 21°56'08" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 66°56'08" West, a distance of 106.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 68°14'05" West, a distance of 21.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,683.50 feet, a central angle of 00°24'51", and a chord bearing and distance of South 23°52'02" West, 12.17 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 12.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 66°15'58" West, a distance of 30.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,653.50 feet, a central angle of 00°24'34", and a chord bearing and distance of North 23°52'32" East, 11.82 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 11.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 21°45'44" West, a distance of 21.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 66°56'08" West, a distance of 91.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 68°15'06" West, a distance of 0.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 68°15'06" West, a distance of 21.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,532.50 feet, a central angle of 00°04'22", and a chord bearing and distance of South 23°45'19" West, 1.94 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 1.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 66°34'57" West, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,467.50 feet, a central angle of 00°03'37", and a chord bearing and distance of North 23°46'41" East, 1.54 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 1.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 21°44'25" West, a distance of 21.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 66°56'08" West, a distance of 2.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 23°03'52" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 66°56'08" East, a distance of 2.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 67°34'03" East, a distance of 21.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 22°04'14" East, a distance of 213.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 767.50 feet, a central angle of 00°39'20", and a chord bearing and distance of North 21°49'04" East, 6.77 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 6.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 22°57'54" West, a distance of 21.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 66°56'08" West, a distance of 7.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 23°03'52" East, a distance of 42.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 66°56'08" East, a distance of 4.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 64°54'10" East, a distance of 20.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 767.50 feet, a central angle of 03°07'15", and a chord bearing and distance of North 14°37'15" East, 41.80 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 41.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 27°13'03" West, a distance of 23.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 66°56'08" West, a distance of 13.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 23°03'52" East, a distance of 42.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 66°56'08"



May 3, 2024

Ms. Cameron Robertson
City of Denton
Development Services
401 N. Elm Street
Denton, Texas 76201

Re: *Hunter Ranch Phase 1A Final Plat (FP24-0012)*
 30-Day Extension Request

Dear Ms. Robertson:

As representative for the referenced project, I respectfully request a 30-Day Extension for the referenced application.

Please contact me at (972-731-3804) or kevin.kane@kimley-horn.com with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Kevin J. Kane".

Kevin J. Kane, P.E.
Senior Project Manager

Copy: Patrick Cowden, Andrew Pieper, Gena Terrell, Angie Mastrocola

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

Filing Number: 804757571
Original Date of Filing: October 5, 2022
Formation Date: N/A
Tax ID: 32086637199
Duration: Perpetual

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

Name: Hunter Ranch Land, LLC
Address: 3000 TURTLE CREEK BLVD
DALLAS, TX 75219-6268 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name		Address			Inactive Date	
Stephen D Parker		3000 Turtle Creek Blvd Dallas, TX 75219 USA				

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

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



City of Denton

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

Legislation Text

File #: FP24-0013, **Version:** 1

AGENDA CAPTION

Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1B. The approximately 53.081-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0013, Hunter Ranch Phase 1B, Cameron Robertson).



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: May 15, 2024

SUBJECT

Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1B. The approximately 53.081-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0013, Hunter Ranch Phase 1B, Cameron Robertson).

BACKGROUND

The purpose of this Final Plat is to facilitate the development of Phase 1B of Hunter Ranch Phase 1, which will consist of 180 single-family residential lots and 8 HOA lots. The approved Preliminary Plat (PP22-0014c) of Hunter Ranch Phase 1 included a total of 747 single-family residential lots and 36 HOA lots on 228.914 acres. Phase 1 also includes the construction of an amenity center lot which will serve this portion of the development and future phases of the overall development.

The subject property is presently vacant and zoned Master Planned Communities (MPC) - R6/ -R7/ -Mixed-Use Neighborhood (MN). Ordinance MPC19-0002c applies to the subject property and establishes the zoning standards for the entire Hunter Ranch MPC.

Date Application Filed:	April 16, 2024
Planning & Zoning Commission Meeting:	May 15, 2024
Days in Review:	29 Days

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

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (Exhibit 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. Approved requested extension
3. Deny with reasons

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval; however, Staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of June 12, 2024. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 7, 2020	City Council	Approval of Ordinance No. MPC19-0002c	Approved
July 13, 2022	Planning & Zoning Commission	Preliminary Plat (PP22-0014) Extension Request	Extension Approved
November 16, 2022	Planning & Zoning Commission	Preliminary Plat (PP22-0014c)	Approved

PUBLIC OUTREACH

No public outreach is required for final plats.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

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

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer/
Principal Planner

Staff Analysis

FP24-0013 / Hunter Ranch Phase 1B

City Council District #4

Planning & Zoning Commission

REQUEST:

Final Plat for an approximately 53.081-acre tract.

APPLICANT:

Kimley-Horn on behalf of Hunter Ranch Land, LLC.

RECOMMENDATION:

Staff recommends denial, as the proposed Final Plat fails to meet the established approval criteria, 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
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.			
Findings: <div><p>The Final Plat does not meet all review criteria, as detailed in Approval Criteria 4a, 7a, 10a and 12a below and the following items as required by the Final Plat Checklist (FPC) authorized per the Hunter Ranch Master Planned Communities (MPC) Section 2.4.4B:</p><ol style="list-style-type: none">Final Plat cannot be approved until the associated CEP is approved to ensure all necessary easements, ROW dedications, and plat language have been established. The process of getting the CEP to approval may generate new comments that will need to be addressed.Label point of beginning monument size and description. (FPC 2.9)Include all easements shown in CEPs such as, but not limited to, sidewalk easements. (FPC 3.9; TCM 4.3.1)Add "R.O.W." and its definition to the legend. (FPC 2.12)Label proposed streets as being dedicated by this plat. (DDC 8.4.8; FPC 3.1)Label line and curve data for proposed streets along the edge of the public ROWs. (FPC 3.1)Label ROW dimensions from centerline and are accurate. (FPC 3.15)Label ROW dedication as being done by this plat or reference document/instrument with dedication. (DDC 8.4.8; FPC 3.1)</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>9. Include document number recording establishment of easements with each label or state easements are dedicated by this plat with each label or easement. Could add a general note stating all sidewalk easements are being established by this plat. (FPC 3.6)</p> <p>10. Label city limit, county limit, extra-territorial jurisdiction, and/or survey (abstract) lines within and adjacent to property. (FPC 4.4)</p> <p>11. Label type and size of boundary monuments and label as found or set for all property corners, points of intersection and points of curvature/tangency. (FPC 2.12 and FPC 2.13)</p> <p>12. Depict all overhead electric distribution and transmission line clearance zones intersecting or adjacent to the property. (FPC 2.19)</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.</p> <p>Findings:</p> <p>The Final Plat does not meet Approval Criteria 4a, 7a, 10a and 12a as detailed below.</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</p> <p>Findings:</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Prior Approvals				
<p>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p> <p>Findings:</p> <p>The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: <div style="border: 1px solid black; padding: 10px;"> <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> <p>However, Denton Plan 2040's Future Land Use Map designates the subject property as Master Planned Community. The proposed use is consistent with the designation.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The decision-making authority shall weigh competing plan goals, policies, and strategies Findings: <div style="border: 1px solid black; height: 30px; width: 100%;"></div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. Findings: <div style="border: 1px solid black; padding: 10px;"> <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"/>
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings: <div style="border: 1px solid black; padding: 10px;"> <p>In order for the proposed Final Plat to meet the criteria, the following corrections are required:</p> <ol style="list-style-type: none"> 1. Include homeowner's association covenants as they relate to the maintenance of open space, common areas and facilities. (DDC 8.3.2.D and DDC 7.10.4.C.2) 2. Please add Regional and Community Trail language to the final plat notes for Phase 1B. 3. Per Exhibit B - Park Improvement Summary Tables in the Project Agreement, "10' trails will have a 30' easement and 6' trails will have a 26' easement, this allows for additional space if needed for programming, easement could be modified as needed pending space allocation." Please update easement sizes as applicable. Public Access Easements do not appear to be identified along regional or community trail locations. </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>4. The Denton Mobility Plan 2022 Update, Bicycle Plan, and Pedestrian Plan identify that safe pedestrian/ bicycle infrastructure is needed along Robson Ranch Road. A minimum 10-foot-wide side path is required along Robson Ranch Road. The implementation of this side path allows for increased connectivity to the future 10-foot-wide trails along I-35W and the Hunter Ranch trails terminating towards Robson Ranch Road. Please ensure Public Access Easements on the Final Plat allocate space for this trail connection.</p> <p>5. INFORMATIONAL: The Park Improvements will be conveyed or dedicated to the City, at no cost or expense to the City, and will be available for use by the general public. Park land dedication will occur in phases, at the time of final plat approval. The Park land acreage dedicated is the minimum required by Ordinance 22-254 based on the projected residential units in the Park Plan (Exhibit C). Upon inspection and acceptance of a completed portion of Park Improvements the plans and specifications of which are subject to approval by the City staff, title to the completed Park Improvements shall be dedicated to the City by special warranty deed, except the “Pocket Parks”, “Dog Park”, “Trails” outside rights-of-way, and “Regional ESA Upland”, and the “lakes”. The exceptions above shall be conveyed by a grant of public access easement. (Language above is from the Operating Agreement and Project Agreement)</p> <p>6. INFORMATIONAL: There do not appear to be any Public Access Easement Pocket Parks in Phase 1B.</p> <p>7. INFORMATIONAL: Park Dedication and Development Fees do not apply to this Phase per the Operating and Project Agreements. Phase 1B is proposing 180 residential and 8 HOA lots with this development.</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</p> <p>Findings:</p> <div>The proposed Final Plat provides sufficient detail for review.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Compliance with Other Applicable Regulations				
<p>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</p> <p>Findings:</p> <div>The Final Plat meets the requirements.</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
6. Consistent with Interlocal and Development Agreements				
<p>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020, and the with the associated project agreements.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Minimizes Adverse Environmental Impacts				
<p>a. The proposed development should be designed to minimize negative environmental impacts and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Applicant has demonstrated compliance with ESA regulations. However, the following note is required:</p> <p>A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the MPC Ordinance Section 7.7.4. must be met prior to the release of any permits.</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Minimizes Adverse Impacts on Surrounding Property				
<p>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Minimizes Adverse Fiscal Impacts				
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <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"/>

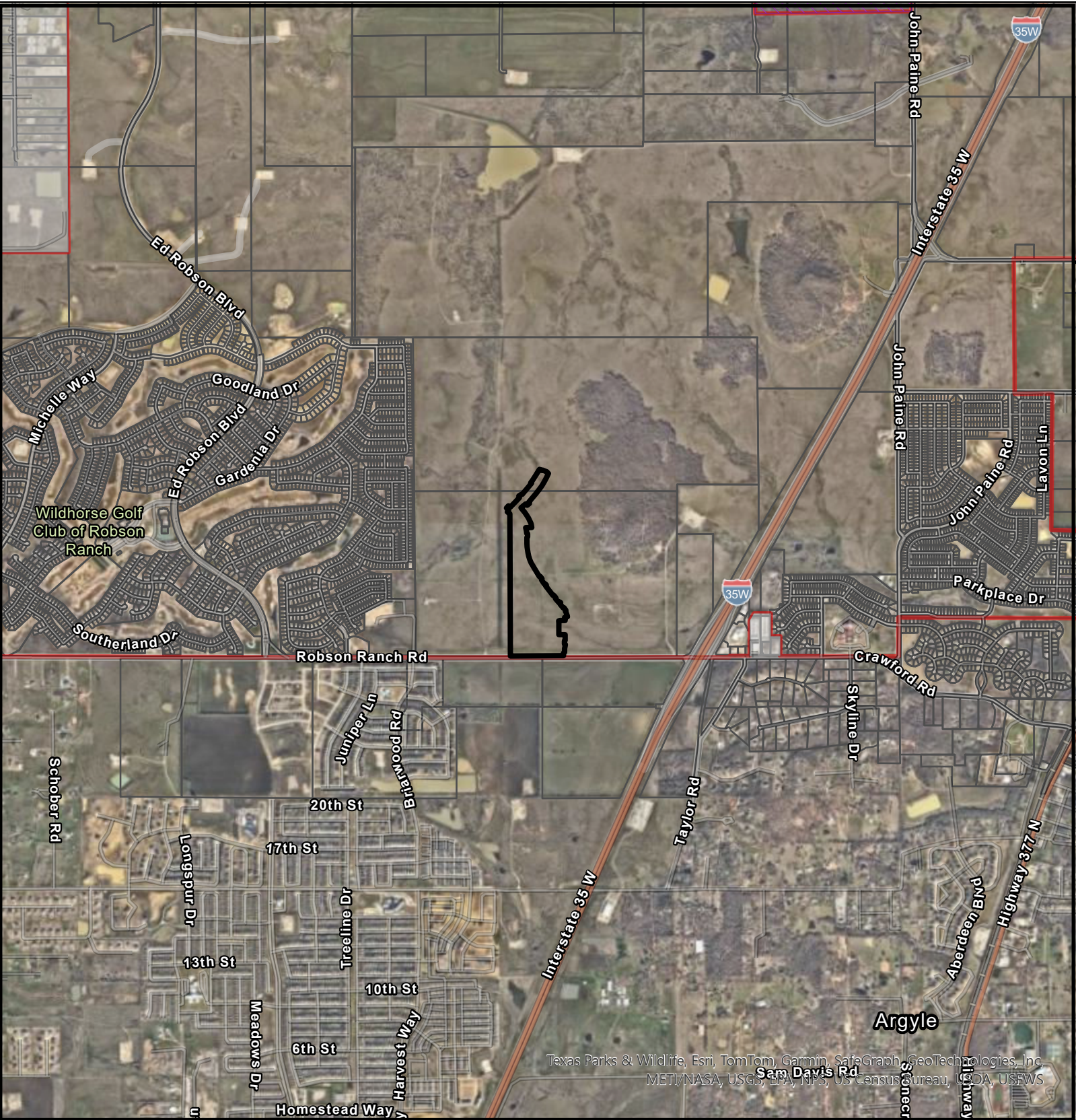
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
10. Compliance with Utility, Service, and Improvement Standards				
<p>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>In order for the proposed Final Plat to meet the criteria, the following corrections are required:</p> <ol style="list-style-type: none"> 1. Please dedicate public utility easements on final plat per uploaded V1 DME markups (Denton Development Code Subchapter 7.13.6). 2. CEP23-0017 shows a 6x5 RCB. The easement should be increased to 30 foot in width as outlined in the Stormwater Criteria Manual Section 3.9.B.2.a. 3. Provide note on plat that private improvements cannot encroach onto existing public or private easements. (BEP) 4. Zone A is shown on Sheet 4 of this plat submittal. This needs to be added to the FEMA floodplain note. (DDC 7.5.3.I and N, FPC 3.12) </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Provides Adequate Road Systems				
<p>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</p> <p>Findings:</p> <div style="border: 1px solid black; height: 30px; margin-top: 10px;"></div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Provides Adequate Public Services and Facilities				
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>The Final Plat does not meet Approval Criteria 4a, 7a, and 10a as detailed above.</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
13. Rational Phasing Plan				
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The proposed development will include multiple phases as approved in the MPC ordinance. However, this is the first phase of the proposed development, so no subsequent phases have been completed.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.				
<p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020. A Preliminary Plat was required as part of the MPC (PP22-0014), and approved by the Planning and Zoning Commission on November 16, 2022.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Whether the development will substantially comply with all requirements of this DDC.				
<p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>This Final Plat does not meet all review criteria, as detailed in Criteria 1b above as required by the Denton Development Code.</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.				
<p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The Final Plat complies with all applicable technical standards and specifications as detailed herein.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FP24-0013

Site Location



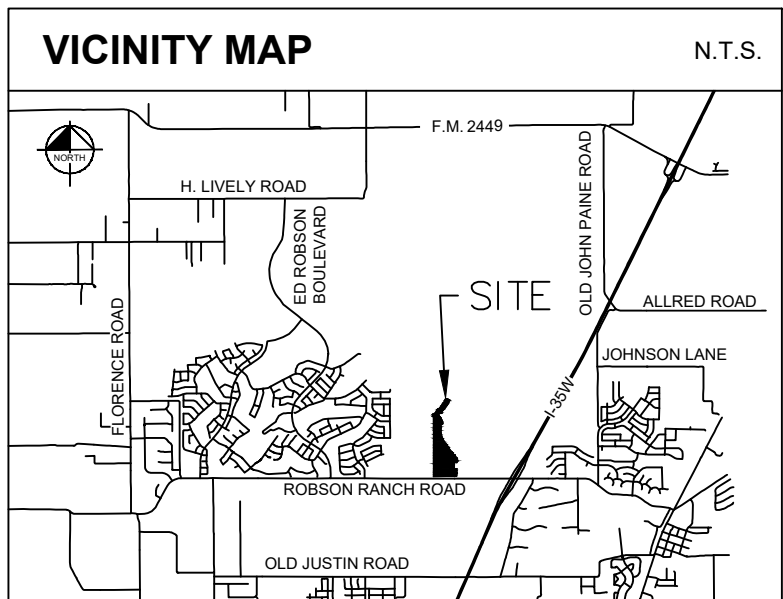
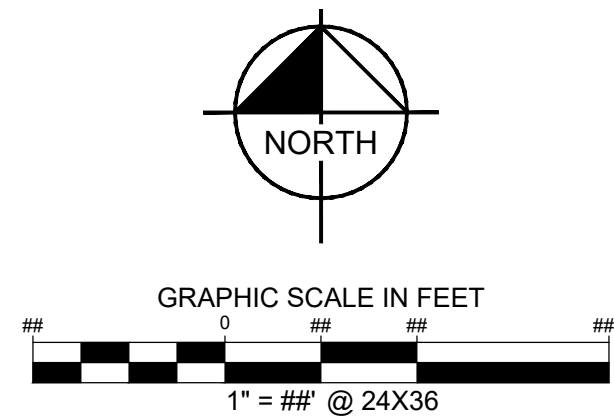
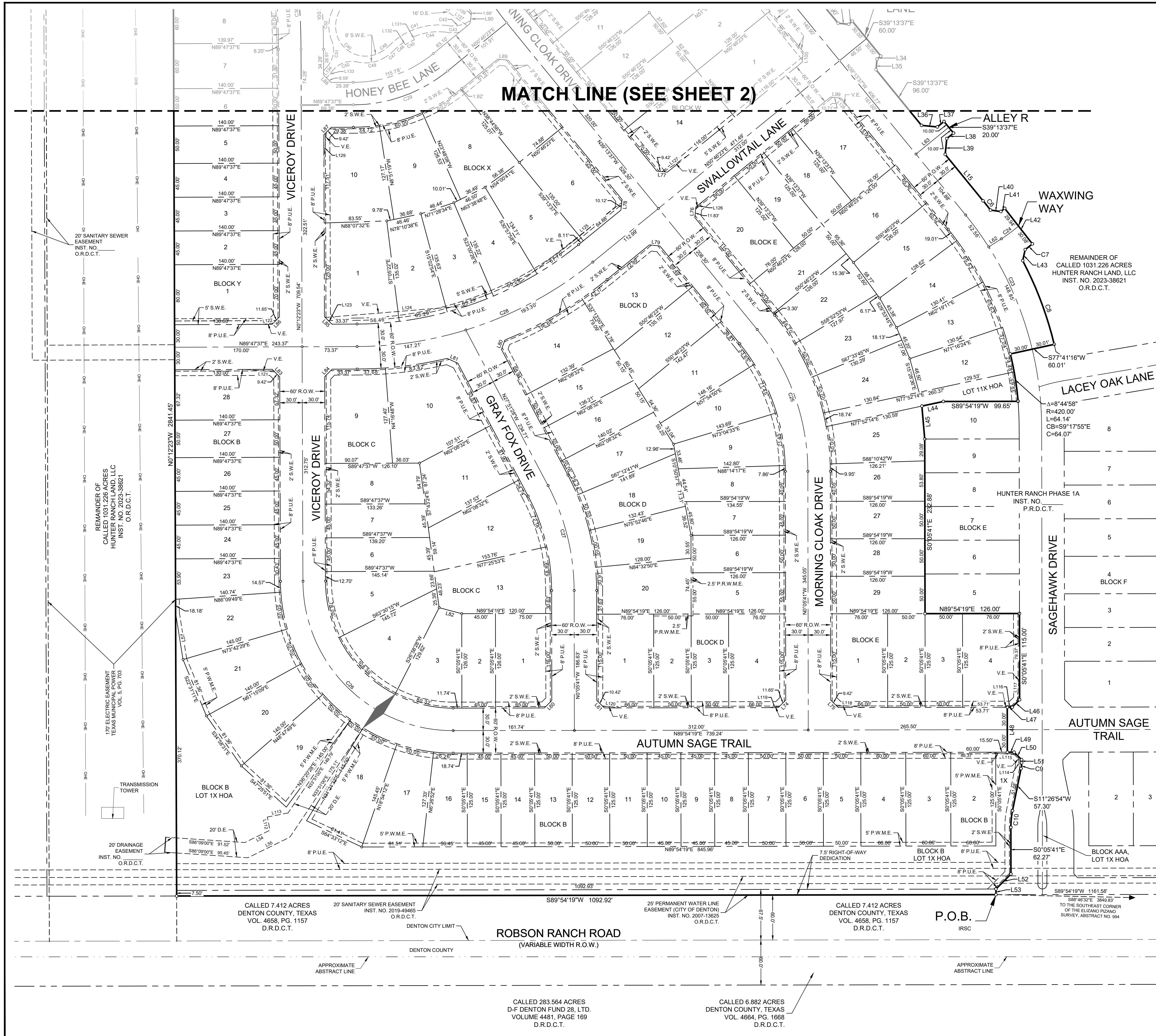
Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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

100

1 of 1

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



SEE SHEET 5 FOR
LINE AND CURVE TABLES,
AND LOT AREA TABLE

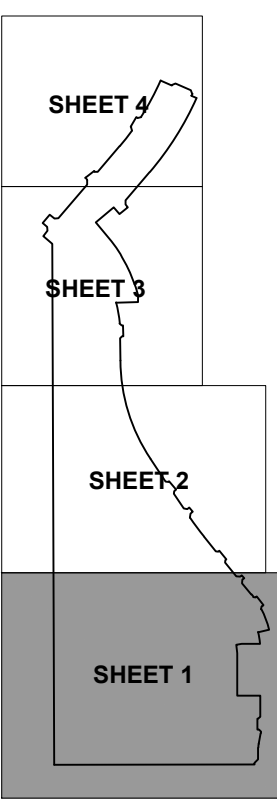
LINE TYPE LEGEND

	BOUNDARY LINE
- - - - -	ADJACENT PROPERTY LINE
- . - . -	EASEMENT LINE
- - - - -	BUILDING LINE
- - - - -	CENTERLINE OF ROAD
— O —	OVERHEAD UTILITY LINE

LEGEND

IRSC	5/8" IRON ROD W/ "SHA" CAP SET
IRC	IRON ROD WITH CAP FOUND
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
D.B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
D.E.	DRAINAGE EASEMENT
N.A.	NEIGHBORS ASSOCIATION
VOL.	VOLUME
P.G.	PAGE
I.N.S.T.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS,
	DEED COUNTY, TEXAS
D.R.D.C.T.	OLD RECORDS,
	DENOTON COUNTY, TEXAS

	STREET NAME CHANGE
	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.W.M.E.	PRIVATE WATER MAINTENANCE EASEMENT
P.R.W.M.E.	PRIVATE RETAINING WALL MAINTENANCE EASEMENT
V.E.	VISIBILITY EASEMENT
G	GRUY ANCHOR
→	UTILITY POLE
□	PROPERTY CORNER SYMBOL



KEY MAP
N.T.S.

FINAL PLAT
HUNTER RANCH, PHASE 1B

BLOCK B, LOTS 1X & 2-28;
BLOCK C, LOTS 1-13; BLOCK D, LOTS 1-20;
BLOCK E, LOTS 1-4, 11X & 12-29; BLOCK HH, LOTS 17-23, 24X & 25-28;
BLOCK II, LOT 1X; BLOCK QQQ, LOTS 1-14; BLOCK RR, LOTS 1-16;
BLOCK W, LOTS 1-14; BLOCK X, LOTS 1-10;
BLOCK Y, LOTS 1-10, 11X, 12-29, 30X, 31-35 & 36X; BLOCK Z, LOT 1X

180 RESIDENTIAL LOTS
8 HOA LOTS

53.081 ACRES

OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994,
CITY OF DENTON,
DENTON COUNTY, TEXAS
CITY PROJECT #FP24-0013
APRIL 2024

Kimley»»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10194503

Tel. No. (469) 501-2200
www.kimley-horn.com

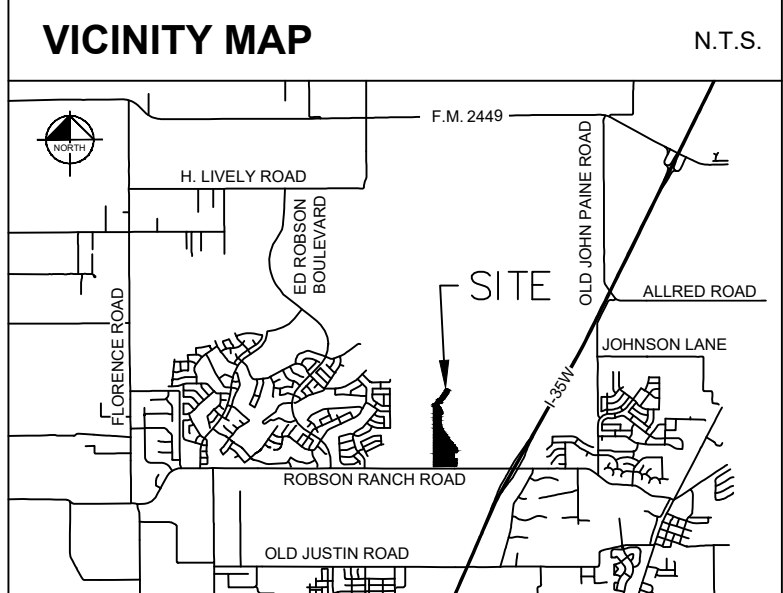
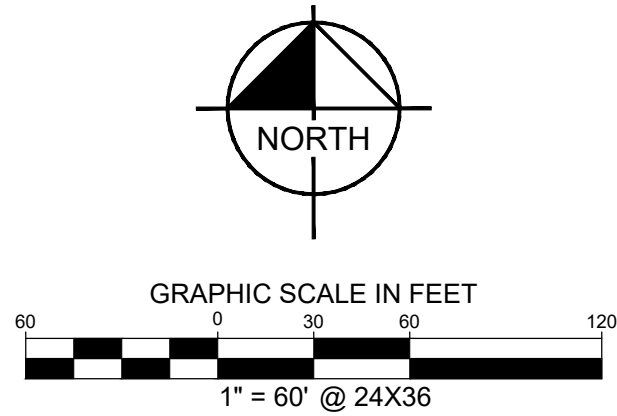
<u>Scale</u> 1" = ##'	<u>Drawn by</u> JCC	<u>Checked by</u> KHA	<u>Date</u> APRIL 2024	<u>Project No.</u> 063226937	<u>Sheet No.</u> 1 OF 6
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OWNER:
Hunter Ranch Land, LLC
9800 Hillwood Pkwy,
Suite 300
Fort Worth, TX 76177
Ph: 972-201-2932
Contact: Brian Carlock
APPLICANT:

APPLICANT:
Kimley-Horn & Associates,
6160 Warren Pkwy, Suite 200
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Kevin J. Kane, P.E.

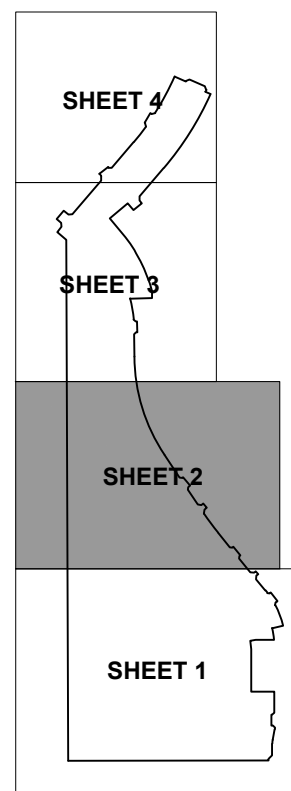
SURVEYOR:
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 1
Celina, TX 75009
Ph: (469)-501-2172
Contact: Daniel R. Arthur, RPLS

MATCH LINE (SEE SHEET 3)



SEE SHEET 5 FOR
LINE AND CURVE TABLES,
AND LOT AREA TABLE

LINE TYPE LEGEND	
---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
- . - . -	EASEMENT LINE
---	BUILDING LINE
---	CENTERLINE OF ROAD
---	OVERHEAD UTILITY LINE
LEGEND	
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
P.G.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS
D.R.D.C.T.	DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS
D.R.D.C.T.	DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SEWER EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
P.R.W.M.E.	PRIVATE RETAINING WALL MAINTENANCE EASEMENT
V.E.	VEGETATION EASEMENT
---	GUY ANCHOR
U	UTILITY POLE
○	PROPERTY CORNER SYMBOL



KEY MAP
N.T.S.

FINAL PLAT HUNTER RANCH, PHASE 1B

BLOCK B, LOTS 1X & 2-28;
BLOCK C, LOTS 1-13; BLOCK D, LOTS 1-20;
BLOCK E, LOTS 1-4, 11X & 12-29; BLOCK HH, LOTS 17-23, 24X & 25-28;
BLOCK II, LOT 1X; BLOCK QQ, LOTS 1-14; BLOCK RR, LOTS 1-16;
BLOCK W, LOTS 1-14; BLOCK X, LOTS 1-10;
BLOCK Y, LOTS 1-10, 11X, 12-29, 30X, 31-35 & 36X; BLOCK Z, LOT 1X

180 RESIDENTIAL LOTS
8 HOA LOTS

53.081 ACRES
OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994,
CITY OF DENTON,
DENTON COUNTY, TEXAS
CITY PROJECT #FP24-0013
APRIL 2024

Kimley»Horn

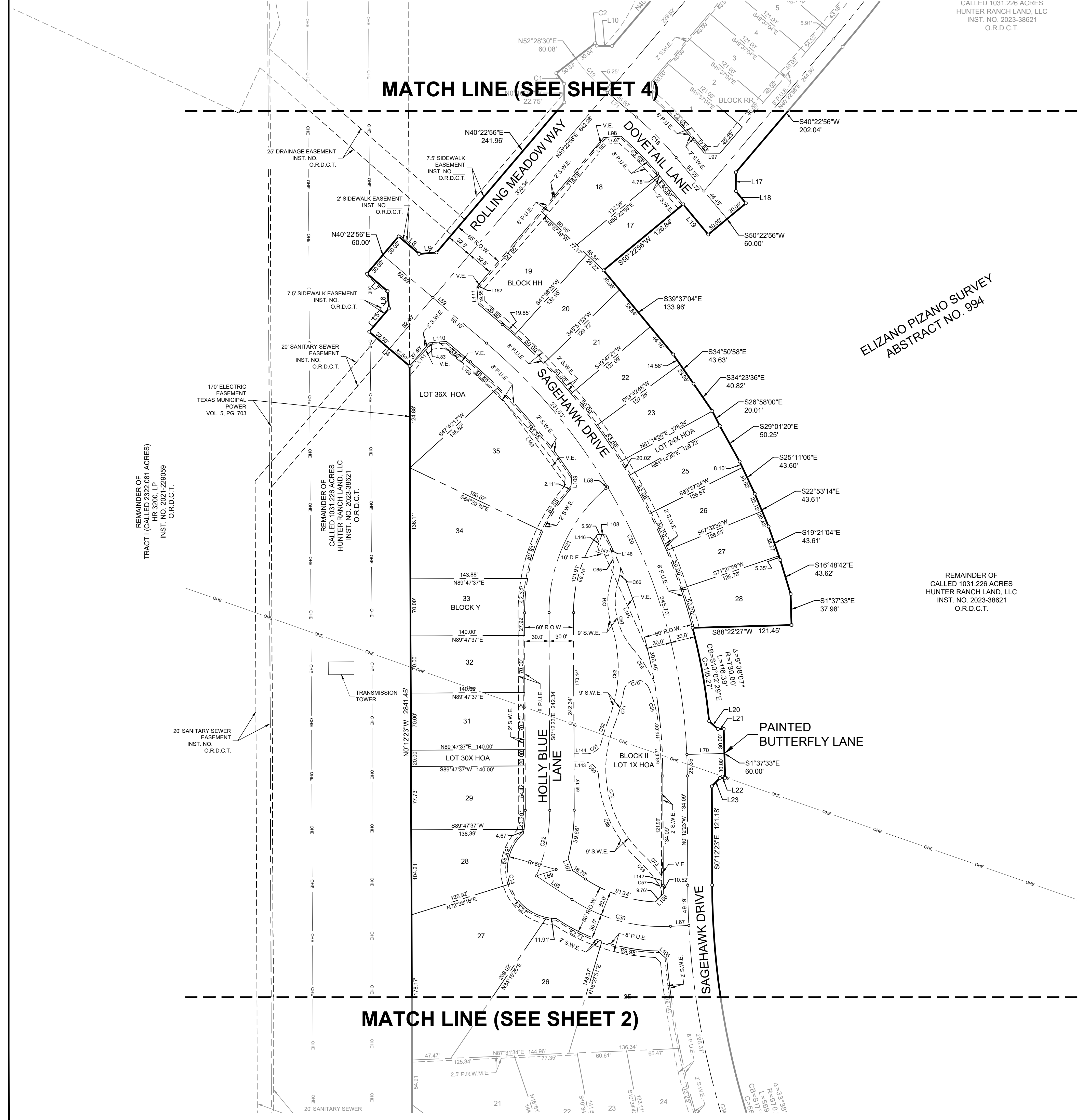
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2024	063226937	2 OF 6

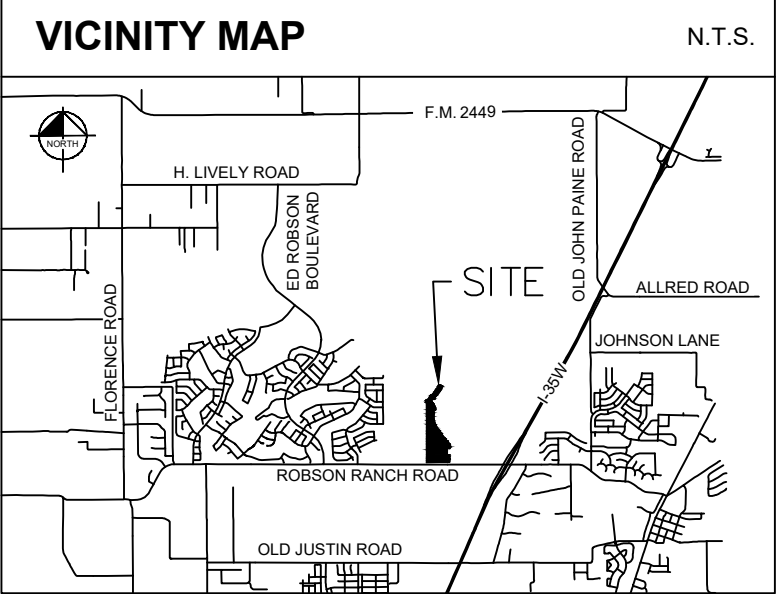
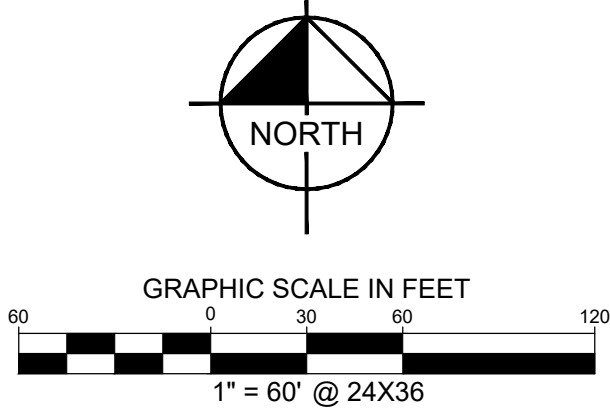
OWNER:
Hunter Ranch Land, LLC
9800 Hillwood Pkwy,
Suite 300
Fort Worth, TX 76177
Ph: 972-201-2932
Contact: Brian Carlock

APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Kevin J. Kane, P.E.

SURVEYOR:
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400 North Oklahoma Drive, Suite 105
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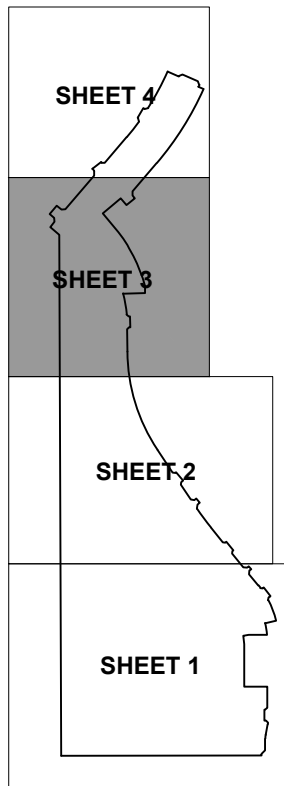


CALLD 1031.226 ACRES
HUNTER RANCH LAND, LLC
INST. NO. 2023-38621
O.R.D.C.T.



SEE SHEET 5 FOR
LINE AND CURVE TABLES,
AND LOT AREA TABLE

LINE TYPE LEGEND	
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---	EASEMENT LINE
---	BUILDING LINE
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---	OVERHEAD UTILITY LINE
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D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS
D.R.D.C.T.	DENTON COUNTY, TEXAS
D.R.D.C.T.	DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
P.R.W.M.E.	PRIVATE RETAINING WALL MAINTENANCE EASEMENT
V.E.	VEHICLE EASEMENT
---	GUY ANCHOR
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL



KEY MAP
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HUNTER RANCH, PHASE 1B

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APRIL 2024

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009

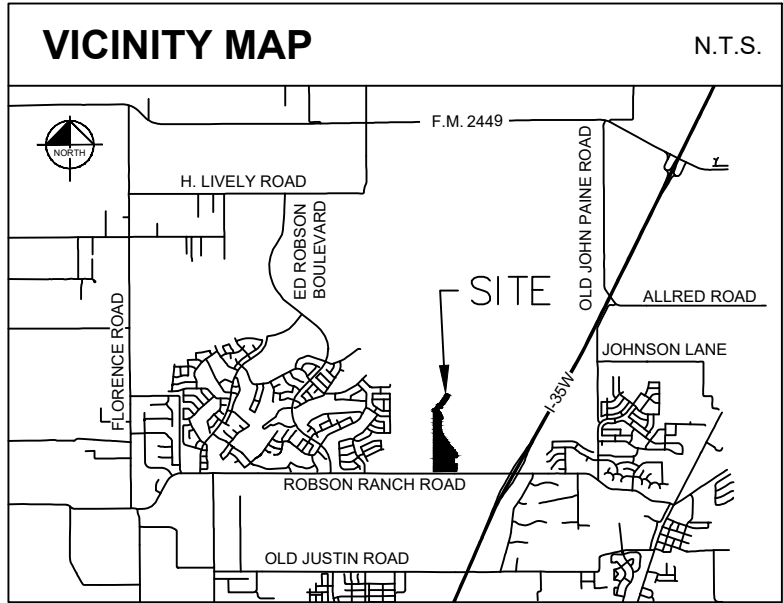
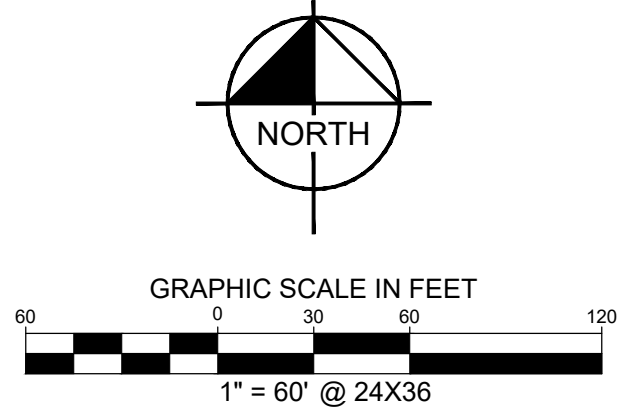
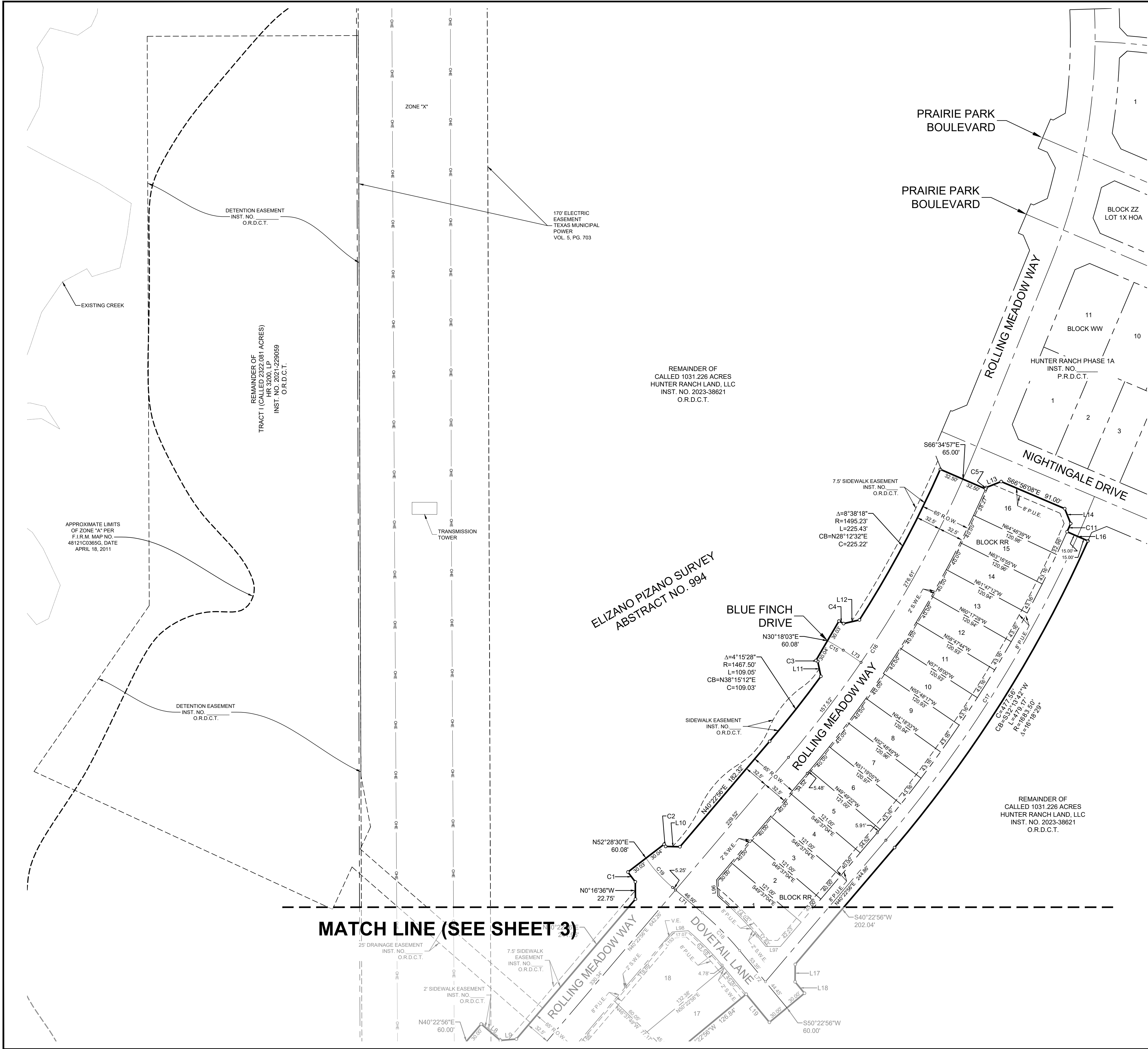
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2024	063226937	3 OF 6

OWNER:
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9800 Hillwood Pkwy,
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Contact: Brian Carlock

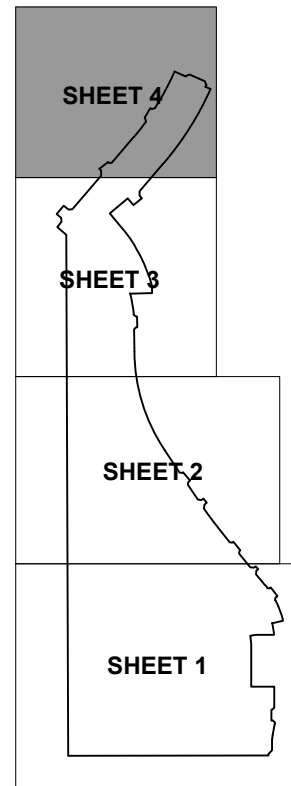
APPLICANT:
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Frisco, TX 75034
Ph: (972) 335-3580
Contact: Kevin J. Kane, P.E.

SURVEYOR:
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400 North Oklahoma Drive, Suite 105
Celina, TX 75009
Ph: (469) 501-2172
Contact: Daniel R. Arthur, RPLS



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1" = 60'	JCC	KHA	APRIL 2024	063226937	4 OF 6
OWNER: Hunter Ranch Land, LLC 9800 Hillwood Pkwy, Suite 300 Fort Worth, TX 76177 Ph: 972-201-2932 Contact: Brian Carlock APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Kevin J. Kane, P.E. SURVEYOR: Kimley-Horn and Associates, Inc. 400 North Oklahoma Drive, Suite 105 Celina, TX 75009 Ph: (469) 501-2172 Contact: Daniel R. Arthur, RPLS					

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N00°05'41"W	5.00'	L26	S50°46'23"W	12.80'	L51	S00°05'41"E	4.07'	L76	S05°46'23"W	14.14'	L101	S81°32'04"E	13.46'	L126	S43°32'34"W	12.97'	L151	N45°18'24"E	39.81'
L2	N00°05'41"W	5.00'	L27	S08°27'56"W	14.79'	L52	S44°54'19"W	28.28'	L77	S84°13'37"E	14.14'	L102	S08°27'56"W	14.79'	L127	S55°42'01"W	38.88'	L152	N32°48'56"E	8.95'
L3	S00°05'41"E	5.00'	L28	S81°32'04"E	20.19'	L53	S00°05'41"E	7.50'	L78	S05°46'23"W	14.14'	L103	S64°10'26"E	14.79'	L128	S45°24'34"E	22.57'	L153	N45°54'24"E	30.45'
L4	N49°37'04"W	65.00'	L29	N50°46'23"E	14.12'	L54	N63°51'00"E	37.30'	L79	S84°13'37"E	14.14'	L104	N28°22'55"E	13.80'	L129	S04°43'14"W	38.88'			
L5	N40°22'56"E	37.40'	L30	S50°46'23"W	16.93'	L55	N63°51'00"E	62.50'	L80	S20°18'50"W	13.34'	L105	S47°29'56"E	14.74'	L130	N02°58'20"E	38.43'			
L6	N04°37'04"W	21.21'	L31	S08°28'09"W	22.19'	L56	N50°46'23"E	60.67'	L81	S65°50'52"E	15.76'	L106	N44°58'36"E	13.88'	L131	N25°20'58"W	4.00'			
L7	N49°37'04"W	33.19'	L32	S84°13'37"E	14.14'	L57	N09°02'50"W	62.99'	L82	N75°08'26"W	31.17'	L107	N20°18'13"W	16.14'	L132	S32°25'42"E	4.00'			
L8	S49°37'04"E	33.19'	L33	N50°46'23"E	6.50'	L58	S49°20'28"W	2.73'	L83	S45°12'23"E	14.14'	L108	S85°30'26"E	10.40'	L133	N39°59'29"E	13.38'			
L9	N85°22'56"E	21.21'	L34	S50°46'23"W	6.50'	L59	N49°37'04"W	166.79'	L84	S44°47'37"W	14.14'	L109	N04°36'07"E	15.82'	L134	S39°59'29"W	8.81'			
L10	S88°45'10"E	18.93'	L35	S05°46'23"W	14.14'	L60	N44°54'19"E	14.14'	L85	S45°12'23"E	14.14'	L110	N85°22'56"E	21.21'	L135	N83°24'03"E	4.00'			
L11	N11°54'45"W	20.17'	L36	S84°13'37"E	21.21'	L61	S45°05'41"E	14.14'	L86	S44°47'37"W	14.14'	L111	S04°37'04"E	21.21'	L136	S75°19'28"W	4.00'			
L12	N77°08'53"E	21.49'	L37	N50°46'23"E	11.50'	L62	N57°27'55"E	19.89'	L87	N44°47'37"E	14.14'	L112	N11°09'00"W	17.87'	L137	S54°13'37"E	32.04'			
L13	N68°15'06"E	21.28'	L38	S50°46'23"W	11.50'	L63	N50°46'23"E	56.50'	L88	S45°12'23"E	14.14'	L113	N78°51'00"E	28.11'	L138	S35°46'23"W	16.00'			
L14	S21°45'44"E	21.15'	L39	S05°46'23"W	21.21'	L64	N50°46'23"E	125.63'	L89	S84°13'37"E	14.14'	L114	S07°09'39"E	22.20'	L139	N54°13'37"W	27.18'			
L15	S39°13'37"E	79.88'	L40	S82°01'17"E	14.07'	L65	N70°03'05"E	20.59'	L90	N08°24'51"E	14.78'	L115	N85°09'44"W	41.89'	L140	N07°19'14"W	16.77'			
L16	S66°15'58"E	30.00'	L41	N50°46'23"E	5.95'	L66	N50°23'33"W	26.04'	L91	N27°38'04"E	14.59'	L116	S82°50'54"W	14.13'	L141	S28°03'15"E	26.44'			
L17	S00°22'56"W	22.98'	L42	S37°51'44"E	60.02'	L67	N86°58'30"E	22.55'	L92	N58°43'05"W	14.59'	L117	N04°50'16"E	39.14'	L142	S02°52'53"W	53.32'			
L18	S39°37'04"E	19.51'	L43	S12°46'38"W	15.06'	L68	S56°30'28"E	52.44'	L93	N43°49'00"E	13.90'	L118	S85°10'03"E	38.88'	L143	N89°47'37"E	12.07'			
L19	N39°37'04"W	48.02'	L44	S77°52'14"W	29.21'	L69	S72°21'53"W	25.69'	L94	N45°12'23"W	14.14'	L119	S82°50'56"W	14.34'	L144	N90°00'00"E	15.94'			
L20	S48°21'14"E	14.56'	L45	S04°54'50"E	44.18'	L70	N88°22'27"E	46.10'	L95	N39°36'27"E	15.36'	L120	N84°11'19"W	25.60'	L145	N24°14'37"W	154.39'			
L21	N88°22'27"E	7.09'	L46	S44°54'19"W	14.14'	L71	N49°37'04"W	51.75'	L96	N04°36'56"W	21.21'	L121	S85°16'46"E	38.88'	L146	N19°48'22"E	22.01'			
L22	S88°22'27"W	6.34'	L47	S89°54'19"W	6.50'	L72	N39°37'04"W	97.80'	L97	N89°37'04"W	19.28'	L122	S82°43'54"W	14.34'	L147	N70°11'39"W	16.60'			
L23	S44°05'02"W	14.32'	L48	S00°05'41"E	60.00'	L73	S55°38'05"E	28.38'	L98	N85°23'05"E	21.21'	L123	N45°12'23"W	12.65'	L148	S19°48'22"W	12.15'			
L24	S81°32'04"E	13.46'	L49	N89°54'19"E	9.00'	L74	N44°54'19"E	14.14'	L99	S84°13'37"E	14.14'	L124	S85°17'50"W	190.89'	L149	S36°26'31"E	147.05'			
L25	N50°46'23"E	7.14'	L50	S45°05'41"E	14.14'	L75	S45°05'41"E	14.14'	L100	S05°46'23"W	14.14'	L125	S51°54'44"W	180.04'	L150	S49°09'51"E	96.79'			

CURVE TABLE						CURVE TABLE						CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD		
C1	4°02'35"	230.00'	16.23'	N37°03'16"W	16.23'	C26	89°53'18"	200.00'	313.77'	S45°09'02"E	282.57'	C51	62°47'09"	33.00'	36.16'	N08°35'55"E	34.38'		
C2	1°11'05"	170.00'	3.52'	S34°44'42"E	3.52'	C27	27°45'47"	300.50'	145.61'	N13°58'34"W	144.19'	C52	47°39'16"	49.00'	40.75'	S01°01'58"W	39.59'		
C3	0°53'11"	170.00'	2.63'	N62°37'42"W	2.63'	C28	39°01'14"	500.00'	340.52'	N70°17'00"E	333.98'	C53	29°53'21"	73.00'	38.08'	N09°54'56"E	37.65'		
C4	1°42'57"	230.00'	6.89'	N61°20'00"W	6.89'	C29	39°01'14"	200.00'	136.21'	N70°17'00"E	133.59'	C54	11°23'55"	69.00'	13.73'	N10°38'14"W	13.70'		
C5	0°04'22"	1532.50'	1.94'	N23°45'19"E	1.94'	C30	5°36'08"	1000.00'	97.78'	N03°00'28"W	97.74'	C55	29°53'21"	73.00'	38.08'	N31°11'24"W	37.65'		
C6	1°53'09"	480.00'	15.80'	S38°17'03"E	15.80'	C31	23°41'06"	350.00'	144.68'	S27°23'04"E	143.66'	C56	9°22'11"	41.04'	6.71'	S41°26'59"E	6.70'		
C7	1°54'50"	230.00'	7.68'	S51°43'48"W	7.68'	C32	5°36'08"	1000.00'	97.78'	S03°00'28"E	97.74'	C57	41°46'28"	21.00'	15.31'	N13°41'35"W	14.97'		
C8	14°16'35"	480.00'	119.60'	S20°38'29"E	119.29'	C33	39°01'14"	520.00'	354.14'	N70°17'00"E	347.33'	C58	12°09'29"	188.00'	39.89'	N40°39'32"W	39.82'		
C9	11°32'34"	39.00'	7.86'	S05°40'36"W	7.84'	C34	33°38'09"	1000.00'	587.05'	S17°01'28"E	578.66'	C59	43°37'17"	152.00'	115.72'	S24°55'38"E	112.95'		
C10	11°32'34"	111.00'	22.36'	S05°40'36"W	22.32'	C35	9°22'13"	200.00'	32.71'	N74°44'11"E	32.67'	C60	87°05'24"	18.00'	27.36'	N46°39'42"W	24.80'		
C11	0°24'34"	1653.50'	11.82'	S23°52'32"W	11.82'	C36	36°31'02"	200.00'	127.47'	S74°45'59"E	125.32'	C61	77°30'39"	18.00'	24.35'	N51°14'41"E	22.54'		
C12	5°23'05"	1500.00'	140.97'	S36°32'04"E	140.92'	C37	37°13'04"	32.04'	20.81'	S27°31'33"E	20.45'	C62	9°49'40"	152.00'	26.07'	S17°24'13"W	26.04'		
C13	146°44'34"	60.00'	153.67'	S39°36'27"W	114.98'	C38	39°32'08"	82.00'	56.58'	N26°22'01"W	55.47'	C63	39°59'43"	173.00'	120.76'	N02°19'11"E	118.33'		
C14	138°08'39"	60.00'	144.66'	S21°01'47"E	112.08'	C39	31°27'33"	82.00'	45.02'	N09°07'50"E	44.46'	C64	34°41'33"	97.00'	58.73'	S00°19'54"E	57.84'		
C15	6°55'50"	200.00'	24.19'	N59°06'00"W	24.18'	C40	145°51'18"	40.00'	101.83'	S48°04'03"E	76.47'	C65	56°11'57"	58.00'	56.89'	N11°05'06"W	54.64'		
C16	16°34'58"	1500.00'	434.13'	N32°05'27"E	432.62'	C41	52°38'32"	91.93'	84.47'	S70°44'06"W	81.53'	C66	14°04'20"	67.00'	16.46'	N09°58'42"E	16.41'		
C17	16°18'18"	1668.50'	474.81'	N32°13'47"E	473.21'	C42	44°54'25"	41.95'	32.88'	N78°15'38"E	32.04'	C67	57°52'12"	88.00'	88.88'	S11°55'14"E	85.15'		
C18	10°00'00"	400.00'	69.81'	N44°37'04"W	69.72'	C43	20°48'33"	50.95'	18.50'	N89°57'39"E	18.40'	C68	16°38'09"	172.00'	49.94'	N32°32'15"W	49.76'		
C19	14°57'32"	200.00'	52.22'	S42°08'18"E	52.07'	C44	30°49'23"	82.99'	44.65'	S81°26'35"W	44.11'	C69	17°57'39"	163.00'	51.10'	N14°14'10"W	50.89'		
C20	49°24'41"	700.00'	603.67'	N24°54'44"W	585.14'	C45	9°58'51"	78.99'	13.76'	S61°06'40"W	13.74'	C70	147°48'49"	16.00'	41.28'	S82°52'35"W	30.75'		
C21	49°32'52"	200.00'	172.95'	S24°34'03"W	167.62'	C46	11°45'36"	82.99'	17.03'	S50°18'39"W	17.00'	C71	13°34'48"	182.00'	43.14'	N15°31'39"E	43.04'		
C22	23°41'55"	200.00'	82.72'	N11°38'34"E	82.14'	C47	16°18'53"	57.00'	16.23'	N52°35'30"E	16.18'	C72	69°03'20"	143.00'	172.35'	S12°12'37"E	162.11'		
C23	25°38'40"	450.00'	201.41'	N26°24'17"W	199.73'	C48	16°27'47"	48.00'	13.79'	N52°39'58"E	13.74'	C73	10°16'23"	197.00'	35.32'	N41°36'05"W	35.27'		
C24	8°11'37"	200.00'	28.60'	N53°22'07"E	28.58'	C49	43°35'50"	49.00'	37.28'	N80°58'43"E	36.39'								
C25	39°07'56"	300.00'	204.90'	N19°39'39"W	200.94'	C50	62°47'09"	33.00'	36.16'	S71°23'04"W	34.38'								

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 1X HOA	2.158	94,023	BLOCK C LOT 3	0.182	7,949	BLOCK D LOT 20	0.199	8,651	BLOCK HH LOT 23	0.180	7,820	BLOCK RR LOT 10	0.115	5,028	BLOCK X LOT 10	0.243	10,564
BLOCK B LOT 2	0.172	7,500	BLOCK C LOT 4	0.205	8,921	BLOCK E LOT 1	0.217	9,450	BLOCK HH LOT 24X HOA	0.059	2,549	BLOCK RR LOT 11	0.115	5,028	BLOCK Y LOT 1	0.256	11,150
BLOCK B LOT 3	0.172	7,500	BLOCK C LOT 5	0.192	8,359	BLOCK E LOT 2	0.143	6,250	BLOCK HH LOT 25	0.162	7,055	BLOCK RR LOT 12	0.115	5,028	BLOCK Y LOT 2	0.145	6,300
BLOCK B LOT 4	0.172	7,500	BLOCK C LOT 6	0.147	6,398	BLOCK E LOT 3	0.143	6,250	BLOCK HH LOT 26	0.158	6,885	BLOCK RR LOT 13	0.115	5,029	BLOCK Y LOT 3	0.145	6,300
BLOCK B LOT 5	0.143	6,250	BLOCK C LOT 7	0.141	6,130	BLOCK E LOT 4	0.217	9,450	BLOCK HH LOT 27	0.158	6,890	BLOCK RR LOT 14	0.115	5,029	BLOCK Y LOT 4	0.145	6,300
BLOCK B LOT 6	0.143	6,250	BLOCK C LOT 8	0.162	7,044	BLOCK E LOT 11X HOA	0.136	5,905	BLOCK HH LOT 28	0.197	8,577	BLOCK RR LOT 15	0.115	5,030	BLOCK Y LOT 5	0.161	7,000
BLOCK B LOT 7	0.143	6,250	BLOCK C LOT 9	0.246	10,728	BLOCK E LOT 12	0.162	7,054	BLOCK II LOT 1X HOA	0.927	40,389	BLOCK RR LOT 16	0.155	6,732	BLOCK Y LOT 6	0.161	7,000
BLOCK B LOT 8	0.129	5,625	BLOCK C LOT 10	0.319	13,881	BLOCK E LOT 13	0.167	7,260	BLOCK QQQ LOT 1	0.287	12,508	BLOCK W LOT 1	0.230	10,030	BLOCK Y LOT 7	0.193	8,400
BLOCK B LOT 9	0.129	5,625	BLOCK C LOT 11	0.230	10,035	BLOCK E LOT 14	0.166	7,217	BLOCK QQQ LOT 2	0.190	8,256	BLOCK W LOT 2	0.177	7,714	BLOCK Y LOT 8	0.192	8,346
BLOCK B LOT 10	0.129	5,625	BLOCK C LOT 12	0.261	11,371	BLOCK E LOT 15	0.180	7,855	BLOCK QQQ LOT 3	0.179	7,811	BLOCK W LOT 3	0.137	5,949	BLOCK Y LOT 9	0.186	8,104
BLOCK B LOT 11	0.143	6,250	BLOCK C LOT 13	0.252	10,967	BLOCK E LOT 16	0.189	8,235	BLOCK QQQ LOT 4	0.170	7,415	BLOCK W LOT 4	0.137	5,988	BLOCK Y LOT 10	0.181	7,876
BLOCK B LOT 12	0.143	6,250	BLOCK D LOT 1	0.217	9,450	BLOCK E LOT 17	0.217	9,450	BLOCK QQQ LOT 5	0.163	7,082	BLOCK W LOT 5	0.137	5,951	BLOCK Y LOT 11X HOA	0.136	5,912
BLOCK B LOT 13	0.143	6,250	BLOCK D LOT 2	0.143	6,250	BLOCK E LOT 18	0.143	6,250	BLOCK QQQ LOT 6	0.235	10,241	BLOCK W LOT 6	0.151	6,572	BLOCK Y LOT 12	0.135	5,870
BLOCK B LOT 14	0.129	5,625	BLOCK D LOT 3	0.143	6,250	BLOCK E LOT 19	0.143	6,250	BLOCK QQQ LOT 7	0.259	11,286	BLOCK W LOT 7	0.233	10,147	BLOCK Y LOT 13	0.150	6,522
BLOCK B LOT 15	0.129	5,625	BLOCK D LOT 4	0.217	9,450	BLOCK E LOT 20	0.217	9,450	BLOCK QQQ LOT 8	0.255	11,119	BLOCK W LOT 8	0.252	10,957	BLOCK Y LOT 14	0.150	6,522
BLOCK B LOT 16	0.150	6,549	BLOCK D LOT 5	0.159	6,930	BLOCK E LOT 21	0.145	6,300	BLOCK QQQ LOT 9	0.256	11,131	BLOCK W LOT 9	0.179	7,813	BLOCK Y LOT 15	0.150	6,522
BLOCK B LOT 17	0.200	8,718	BLOCK D LOT 6	0.145	6,300	BLOCK E LOT 22	0.171	7,453	BLOCK QQQ LOT 10	0.129	5,625	BLOCK W LOT 10	0.149	6,472	BLOCK Y LOT 16	0.150	6,522
BLOCK B LOT 18	0.217	9,433	BLOCK D LOT 7	0.135	5,862	BLOCK E LOT 23	0.178	7,736	BLOCK QQQ LOT 11	0.244	10,631	BLOCK W LOT 11	0.148	6,357	BLOCK Y LOT 17	0.180	7,827
BLOCK B LOT 19	0.216	9,415	BLOCK D LOT 8	0.146	6,366	BLOCK E LOT 24	0.185	8,072	BLOCK QQQ LOT 12	0.197	8,562	BLOCK W LOT 12	0.145	6,300	BLOCK Y LOT 18	0.180	7,827
BLOCK B LOT 20	0.216	9,415	BLOCK D LOT 9	0.173	7,545	BLOCK E LOT 25	0.181	7,884	BLOCK QQQ LOT 13	0.152	6,613	BLOCK W LOT 13	0.145	6,300	BLOCK Y LOT 19	0.177	7,718
BLOCK B LOT 21	0.216	9,415	BLOCK D LOT 10	0.175	7,633	BLOCK E LOT 26	0.150	6,540	BLOCK QQQ LOT 14	0.185	8,047	BLOCK W LOT 14	0.230	10,030	BLOCK Y LOT 20	0.289	12,570
BLOCK B LOT 22	0.214	9,331	BLOCK D LOT 11	0.212	9,235	BLOCK E LOT 27	0.145	6,300	BLOCK RR LOT 1	0.131	5,687	BLOCK X LOT 1	0.285	12,402	BLOCK Y LOT 21	0.384	16,706
BLOCK B LOT 23	0.159	6,927	BLOCK D LOT 12	0.191	8,327	BLOCK E LOT 28	0.145	6,300	BLOCK RR LOT 2	0.111	4,840	BLOCK X LOT 2	0.174	7,588	BLOCK Y LOT 22	0.215	9,376
BLOCK B LOT 24	0.145	6,300	BLOCK D LOT 13	0.237	10,324	BLOCK E LOT 29	0.145	6,300	BLOCK RR LOT 3	0.111	4,840	BLOCK X LOT 3	0.174	7,593	BLOCK Y LOT 23	0.189	8,243
BLOCK B LOT 25	0.145	6,300	BLOCK D LOT 14	0.226	9,841	BLOCK HH LOT 17	0.134	5,832	BLOCK RR LOT 4	0.111	4,840	BLOCK X LOT 4	0.174	7,571	BLOCK Y LOT 24	0.200	8,691
BLOCK B LOT 26	0.145	6,300	BLOCK D LOT 15	0.154	6,715	BLOCK HH LOT 18	0.218	9,497	BLOCK RR LOT 5	0.112	4,866	BLOCK X LOT 5	0.206	8,963	BLOCK Y LOT 25	0.309	13,470
BLOCK B LOT 27	0.161	7,000	BLOCK D LOT 16	0.159	6,906	BLOCK HH LOT 19	0.230	10,026	BLOCK RR LOT 6	0.115	5,030	BLOCK X LOT 6	0.231	10,058	BLOCK Y LOT 26	0.400	17,433
BLOCK B LOT 28	0.215	9,375	BLOCK D LOT 17	0.184	8,013	BLOCK HH LOT 20	0.165	7,191	BLOCK RR LOT 7	0.115	5,030	BLOCK X LOT 7	0.212	9,244	BLOCK Y LOT 27	0.498	21,705
BLOCK C LOT 1	0.216	9,400	BLOCK D LOT 18	0.189	8,216	BLOCK HH LOT 21	0.160	6,965	BLOCK RR LOT 8	0.115	5,029	BLOCK X LOT 8	0.220	9,595	BLOCK Y LOT 28	0.241	10,511
BLOCK C LOT 2	0.130	5,670	BLOCK D LOT 19	0.180	7,844	BLOCK HH LOT 22	0.159	6,921	BLOCK RR LOT 9	0.115	5,029	BLOCK X LOT 9	0.223	9,699	BLOCK Y LOT 29	0.250	10,870

OWNERS' CERTIFICATE

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

WHEREAS HUNTER RANCH LAND, LLC, is the owner of a tract of land situated in the Elizano Pizano Survey, Abstract No. 994, City of Denton, Denton County, Texas, and being a portion of a called 1,031.226 acre tract of land described in a Limited Warranty Deed to Hunter Ranch, LLC, as recorded in Instrument No. 2023-38621 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost southwest corner of Hunter Ranch Phase 1A, an addition to the City of Denton, Denton County, Texas according to the Final Plat thereof recorded in Instrument No. _____ of the Plat Records of Denton County, Texas, same being on the southerly line of said 1,031.226 acre tract, same also being on the northerly right-of-way line of Robson Ranch Road, a variable width right-of-way;

THENCE South 89°54'19" West, along the southerly line of said 1,031.226 acre tract and along the northerly right-of-way line of said Robson Ranch Road, a distance of 1,092.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the southerly line of said 1,031.226 acre tract and the northerly right-of-way line of said Robson Ranch Road, and crossing said 1,031.226 acre tract, the following courses and distances:

North 00°12'23" West, a distance of 2,841.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 49°37'04" West, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 40°22'56" East, a distance of 37.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 04°37'04" West, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 49°37'04" West, a distance of 33.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 40°22'56" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 49°37'04" East, a distance of 33.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°22'56" East, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 40°22'56" East, a distance of 241.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°16'36" West, a distance of 22.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 230.00 feet, a central angle of 04°02'35", and a chord bearing and distance of North 37°03'16" West, 16.23 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 16.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 52°28'30" East, a distance of 60.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 170.00 feet, a central angle of 01°11'05", and a chord bearing and distance of South 34°44'42" East, 3.52 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 3.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°45'10" East, a distance of 18.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 40°22'56" East, a distance of 182.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,467.50 feet, a central angle of 04°15'28", and a chord bearing and distance of North 36°15'12" East, 109.03 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 109.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 11°54'45" West, a distance of 20.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 170.00 feet, a central angle of 00°53'11", and a chord bearing and distance of North 62°37'42" West, 2.63 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 2.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 30°18'03" East, a distance of 60.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 230.00 feet, a central angle of 01°42'57", and a chord bearing and distance of South 61°20'00" East, 6.89 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 6.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 77°08'53" East, a distance of 21.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,495.23 feet, a central angle of 08°38'18", and a chord bearing and distance of North 28°12'32" East, 225.22 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 225.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an angle point in the westerly line of said Hunter Ranch Phase 1A;

THENCE along the westerly line of said Hunter Ranch Phase 1A, the following courses and distances:

South 66°34'57" East, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,532.50 feet, a central angle of 00°04'22", and a chord bearing and distance of North 23°45'19" East, 1.94 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 1.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 68°15'06" East, a distance of 21.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 66°56'08" East, a distance of 91.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 21°45'44" East, a distance of 21.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,653.50 feet, a central angle of 00°24'34", and a chord bearing and distance of South 23°52'32" West, 11.82 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 11.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 66°15'58" East, a distance of 30.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,683.50 feet, a central angle of 16°18'29", and a chord bearing and distance of South 32°13'42" West, 47.56 feet;

THENCE departing the westerly line of said Hunter Ranch Phase 1A and crossing said 1,031.226 acre tract, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 479.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 40°22'56" West, a distance of 202.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°22'56" West, a distance of 22.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°37'04" East, a distance of 19.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°22'56" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°37'04" West, a distance of 48.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°22'56" West, a distance of 126.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°37'04" East, a distance of 133.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°50'58" East, a distance of 43.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°23'36" East, a distance of 40.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 28°58'00" East, a distance of 20.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 29°01'20" East, a distance of 50.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 25°11'06" East, a distance of 43.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 22°53'14" East, a distance of 43.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 19°21'04" East, a distance of 43.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°48'42" East, a distance of 43.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°37'33" East, a distance of 37.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°22'27" West, a distance of 121.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 730.00 feet, a central angle of 09°08'07", and a chord bearing and distance of South 10°02'29" East, 116.27 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 116.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 48°21'14" East, a distance of 14.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner

North 88°22'27" East, a distance of 7.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°37'33" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°22'27" West, a distance of 6.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°05'02" West, a distance of 14.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°12'23" East, a distance of 121.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 970.00 feet, a central angle of 33°38'09", and a chord bearing and distance of South 17°01'28" East, 561.30 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 569.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 33°50'32" East, a distance of 149.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 81°32'04" East, a distance of 13.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°46'23" East, a distance of 7.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°13'37" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°46'23" West, a distance of 12.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 08°27'56" West, a distance of 14.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 33°50'32" East, a distance of 96.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 81°32'04" East, a distance of 20.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°46'23" East, a distance of 14.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°13'37" East, a distance of 30.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°46'23" West, a distance of 16.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 08°28'09" West, a distance of 22.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,470.00 feet, a central angle of 05°06'00", and a chord bearing and distance of South 36°40'37" East, 130.80 feet;

In southeasterly direction, with said non-tangent curve to the left, an arc distance of 130.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°13'37" East, a distance of 100.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 64°13'37" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°46'23" East, a distance of 6.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°13'37" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°46'23" West, a distance of 6.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 05°46'23" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°13'37" East, a distance of 96.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 64°13'37" East, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°46'23" East, a distance of 11.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°13'37" East, a distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°46'23" West, a distance of 11.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 05°46'23" West, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°13'37" East, a distance of 79.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 480.00 feet, a central angle of 01°53'09", and a chord bearing and distance of South 38°17'03" East, 15.80 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 15.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 82°01'17" East, a distance of 14.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 170.00 feet, a central angle of 00°14'10", and a chord bearing and distance of North 50°53'28" East, 0.70 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 0.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°46'23" East, a distance of 5.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 37°51'44" East, a distance of 60.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°46'23" West, a distance of 4.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 230.00 feet, a central angle of 01°54'50", and a chord bearing and distance of South 51°43'48" West, 7.68 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 7.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 12°46'36" West, a distance of 15.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 480.00 feet, a central angle of 14°16'35", and a chord bearing and distance of South 20°38'29" East, 119.29 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 119.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said Hunter Ranch Phase 1A;

THENCE along the westerly line of said Hunter Ranch Phase 1A, the following courses and distances:

South 77°41'16" West, a distance of 60.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 420.00 feet, a central angle of 08°44'58", and a chord bearing and distance of South 09°17'55" East, 64.07 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 64.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°54'19" West, a distance of 99.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 77°52'14" West, a distance of 29.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 04°54'50" East, a distance of 44.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°05'41" East, a distance of 232.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°54'19" East, a distance of 126.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°05'41" East, a distance of 115.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°54'19" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°54'19" West, a distance of 6.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°05'41" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°54'19" East, a distance of 9.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°05'41" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°05'41" East, a distance of 4.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 39.00 feet, a central angle of 11°32'34", and a chord bearing and distance of South 05°40'36" West, 7.84 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 7.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°26'54" West, a distance of 57.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 111.00 feet, a central angle of 11°32'34", and a chord bearing and distance of South 05°40'36" West, 22.32 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 22.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°05'41" East, a distance of 62.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°54'19" West, a distance of 28.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°05'41" East, a distance of 7.50 feet to the **POINT OF BEGINNING** and containing 53.081 acres (2,312,217 square feet) of land, more or less.

NOTES:

1. All property corners are 5/8" iron rods with plastic caps stamped "KHA" set, unless otherwise noted.

2. All bearings shown are based on grid north of the Texas Coordinate System of 1983 using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984939269.

3. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0365G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

4. All lots labeled "HOA" are to be owned and maintained by the Homeowner's Association and/or District.

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

6. 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.

7. Water and wastewater service will be provided by the City of Denton.

8. The purpose of this plat is create 266 lots.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **HUNTER RANCH LAND, LLC**, does hereby adopt this plat designating the herein described property as **HUNTER RANCH, PHASE 1B**, an addition in Denton County, Texas, and does hereby dedicate to the public use forever, the streets, alleys, and easements for drainage and utilities shown thereon.

Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this _____ day of _____, 20__.

BY: **Hunter Ranch Land**
a **Texas limited liability company**

TITLE

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel R. Arthur, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas



May 3, 2024

Ms. Cameron Robertson
City of Denton
Development Services
401 N. Elm Street
Denton, Texas 76201

Re: *Hunter Ranch Phase 1B Final Plat (FP24-0013)*
 30-Day Extension Request

Dear Ms. Robertson:

As representative for the referenced project, I respectfully request a 30-Day Extension for the referenced application.

Please contact me at (972-731-3804) or kevin.kane@kimley-horn.com with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Kevin J. Kane".

Kevin J. Kane, P.E.
Senior Project Manager

Copy: Patrick Cowden, Andrew Pieper, Gena Terrell, Angie Mastrocola

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

Filing Number: 804757571
Original Date of Filing: October 5, 2022
Formation Date: N/A
Tax ID: 32086637199
Duration: Perpetual

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

Name: Hunter Ranch Land, LLC
Address: 3000 TURTLE CREEK BLVD
DALLAS, TX 75219-6268 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name		Address			Inactive Date	
Stephen D Parker		3000 Turtle Creek Blvd Dallas, TX 75219 USA				

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

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



City of Denton

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

Legislation Text

File #: FP24-0014, **Version:** 1

AGENDA CAPTION

Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1C. The approximately 66.777-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0014, Hunter Ranch Phase 1C, Cameron Robertson).



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: May 15, 2024

SUBJECT

Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1C. The approximately 66.777-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0014, Hunter Ranch Phase 1C, Cameron Robertson).

BACKGROUND

The purpose of this Final Plat is to facilitate the development of Phase 1C of Hunter Ranch Phase 1, which will consist of 287 single-family residential lots and 10 HOA lots. The approved Preliminary Plat (PP22-0014c) of Hunter Ranch Phase 1 included a total of 747 single-family residential lots and 36 HOA lots on 228.914 acres. Phase 1 also includes the construction of an amenity center lot which will serve this portion of the development and future phases of the overall development.

The subject property is presently vacant and zoned Master Planned Communities (MPC) - R6/ -R7/ -Mixed-Use Neighborhood (MN). Ordinance MPC19-0002c applies to the subject property and establishes the zoning standards for the entire Hunter Ranch MPC.

Date Application Filed:	April 16, 2024
Planning & Zoning Commission Meeting:	May 15, 2024
Days in Review:	29 Days

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

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (Exhibit 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. Approved requested extension
3. Deny with reasons

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval; however, Staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of June 12, 2024. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 7, 2020	City Council	Approval of Ordinance No. MPC19-0002c	Approved
July 13, 2022	Planning & Zoning Commission	Preliminary Plat (PP22-0014) Extension Request	Extension Approved
November 16, 2022	Planning & Zoning Commission	Preliminary Plat (PP22-0014c)	Approved

PUBLIC OUTREACH

No public outreach is required for final plats.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

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

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer/
Principal Planner

Staff Analysis

FP24-0014 / Hunter Ranch Phase 1C

City Council District #4

Planning & Zoning Commission

REQUEST:

Final Plat for an approximately 66.777-acre tract.

APPLICANT:

Kimley-Horn on behalf of Hunter Ranch Land, LLC.

RECOMMENDATION:

Staff recommends denial, as the proposed Final Plat fails to meet the established approval criteria, 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
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.			
Findings: <div><p>The Final Plat does not meet all review criteria, as detailed in Approval Criteria 4a, 7a, 10a and 12a below and the following items as required by the Final Plat Checklist (FPC) authorized per the Hunter Ranch Master Planned Communities (MPC) Section 2.4.4B:</p><ol style="list-style-type: none">Final Plat cannot be approved until the associated CEP is approved to ensure all necessary easements, ROW dedications, and plat language have been established. The process of getting the CEP to approval may generate new comments that will need to be addressed.Include all easements shown in CEPs such as, but not limited to, sidewalk easements. (FPC 3.9; TCM 4.3.1)Add "R.O.W." and its definition to the legend. (FPC 2.12)Label proposed streets as being dedicated by this plat. (DDC 8.4.8; FPC 3.1)Label line and curve data for proposed streets along the edge of the public ROWs. (FPC 3.1)Ensure ROW dimensions are labeled from centerline and are accurate. (FPC 3.15)Label ROW dedication as being done by this plat or reference document/instrument with dedication. (DDC 8.4.8; FPC 3.1)</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>9. Include document number recording establishment of easements with each label or state easements are dedicated by this plat with each label or easement. Could add a general note stating all sidewalk easements are being established by this plat. (FPC 3.6)</p> <p>10. Include signature block for City Secretary. (FPC 5.6)</p> <p>11. For plats requiring Planning and Zoning Commission approval, include certificate of approval language for the Planning and Zoning Commission and signature block for Chairperson. (FPC 5.5)</p> <p>12. Ensure all ROW is dimensioned on adjoining streets that are part of this development from other phases. (FPC 3.15 and FPC 4.3)</p> <p>13. Label city limit, county limit, extra-territorial jurisdiction, and/or survey (abstract) lines within and adjacent to property. (FPC 4.4)</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.</p> <p>Findings:</p> <p>The Final Plat does not meet Approval Criteria 4a, 7a, 10a and 12a as detailed below.</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</p> <p>Findings:</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Prior Approvals				
<p>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p> <p>Findings:</p> <p>The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: <div> <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> <p>However, Denton Plan 2040's Future Land Use Map designates the subject property as Master Planned Community. The proposed use is consistent with the designation.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The decision-making authority shall weigh competing plan goals, policies, and strategies Findings: <div></div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. Findings: <div> <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"/>
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings: <div> <p>In order for the proposed Final Plat to meet the criteria, the following corrections are required:</p> <ol style="list-style-type: none"> Please provide updated Pocket Park and Trail Tracker document. Per Exhibit B - Park Improvement Summary Tables in the Project Agreement, "10' trails will have a 30' easement and 6' trails will have a 26' easement, this allows for additional space if needed for programming, easement could be modified as needed pending space allocation." Please update easement sizes as applicable. Public Access Easements do not appear to be identified along regional or community trail locations. Note 29 was removed since the Preliminary Plat. Please add Regional and Community Trail language to the Final Plat notes for Phase 1C, as applicable. </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>4. INFORMATIONAL: The Park Improvements will be conveyed or dedicated to the City, at no cost or expense to the City, and will be available for use by the general public. Park land dedication will occur in phases, at the time of final plat approval. The Park land acreage dedicated is the minimum required by Ordinance 22-254 based on the projected residential units in the Park Plan (Exhibit C). Upon inspection and acceptance of a completed portion of Park Improvements the plans and specifications of which are subject to approval by the City staff, title to the completed Park Improvements shall be dedicated to the City by special warranty deed, except the “Pocket Parks”, “Dog Park”, “Trails” outside rights-of-way, and “Regional ESA Upland”, and the “lakes”. The exceptions above shall be conveyed by a grant of public access easement. (Language above is from the Operating Agreement and Project Agreement)</p> <p>5. INFORMATIONAL: There do not appear to be any Public Access Easement Pocket Parks in Phase 1C.</p> <p>6. INFORMATIONAL: Park Dedication and Development Fees do not apply to this Phase per the Operating and Project Agreements. Phase 1C is proposing 287 residential and 10 HOA lots with this development.</p> <p>7. Revise Owner’s dedication statement to include ROW and easement dedications and other land rights so as to create no conflicts or issues for staff or other public interests. (BEP)</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</p> <p>Findings:</p> <p>The proposed Final Plat provides sufficient detail for review.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Compliance with Other Applicable Regulations				
<p>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</p> <p>Findings:</p> <p>The Final Plat meets the requirements.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

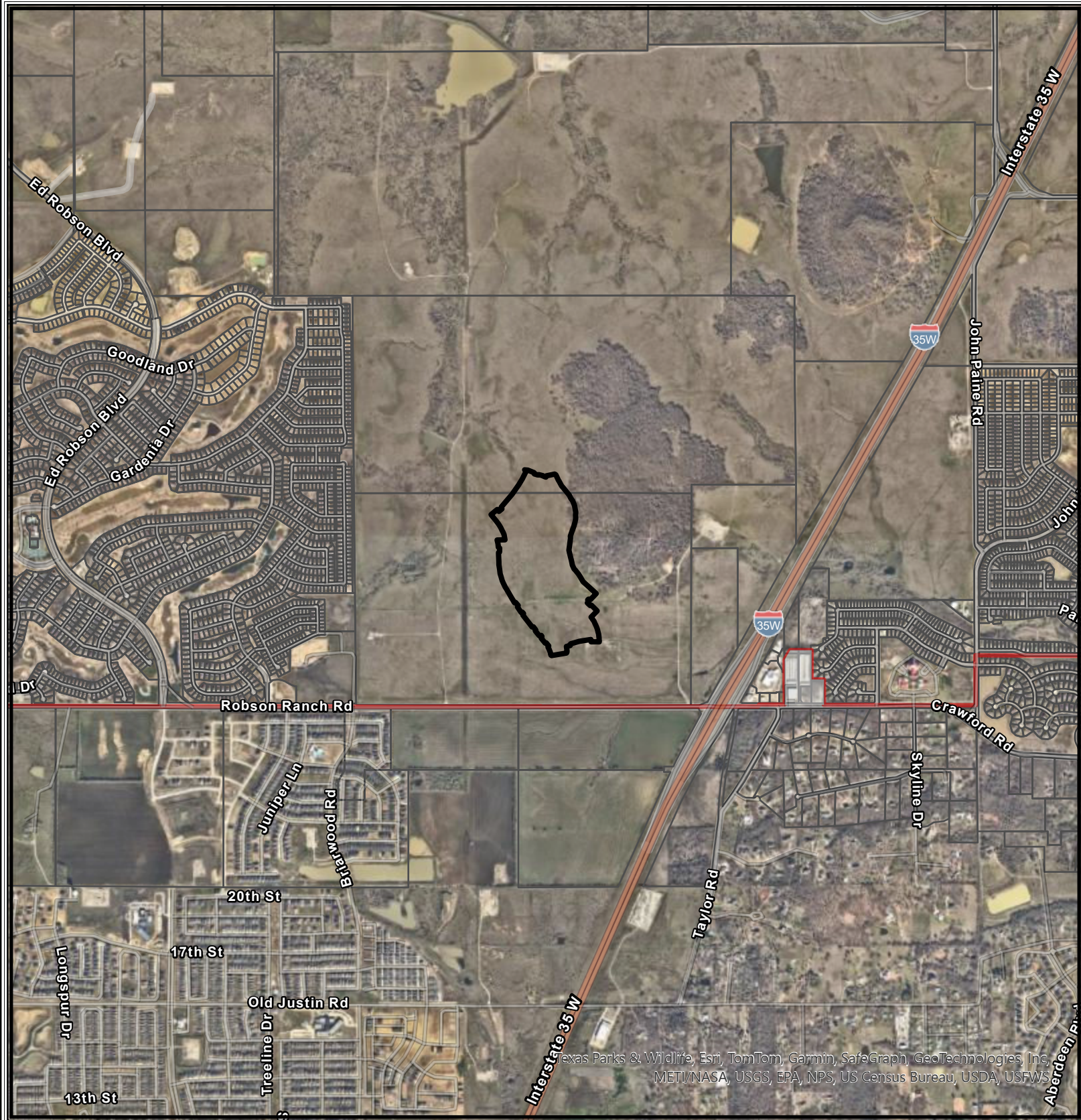
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
6. Consistent with Interlocal and Development Agreements				
<p>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020, and the with the associated project agreements.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Minimizes Adverse Environmental Impacts				
<p>a. The proposed development should be designed to minimize negative environmental impacts and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Applicant has demonstrated compliance with ESA regulations. However, the following note is required:</p> <p>A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the MPC Ordinance Section 7.7.4. must be met prior to the release of any permits.</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Minimizes Adverse Impacts on Surrounding Property				
<p>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Minimizes Adverse Fiscal Impacts				
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <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
10. Compliance with Utility, Service, and Improvement Standards				
<p>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>In order for the proposed Final Plat to meet the criteria, the following corrections are required:</p> <ol style="list-style-type: none"> 1. Provide note on plat that private improvements cannot encroach onto existing public or private easements. (BEP) 2. Provide notes indicating how adequate water and wastewater service will be provided for the development, whether by the City of Denton or, where permitted, by an alternative water or wastewater service or facility. 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, DDC 8.4.10-11 and FPC 2.14) </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Provides Adequate Road Systems				
<p>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</p> <p>Findings:</p> <div style="border: 1px solid black; height: 40px; margin-top: 10px;"></div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Provides Adequate Public Services and Facilities				
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>The Final Plat does not meet Approval Criteria 4a, 7a, and 10a as detailed above.</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
13. Rational Phasing Plan				
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The proposed development will include multiple phases as approved in the MPC ordinance. However, this is the first phase of the proposed development, so no subsequent phases have been completed.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.				
<p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020. A Preliminary Plat was required as part of the MPC (PP22-0014), and approved by the Planning and Zoning Commission on November 16, 2022.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Whether the development will substantially comply with all requirements of this DDC.				
<p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>This Final Plat does not meet all review criteria, as detailed in Criteria 1b above as required by the Denton Development Code.</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.				
<p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The Final Plat complies with all applicable technical standards and specifications as detailed herein.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FP24-0014 Site Location



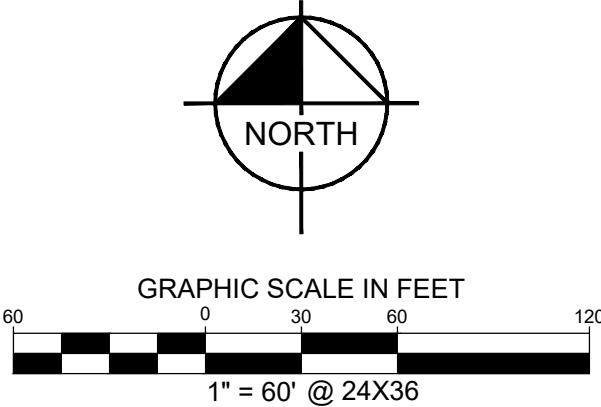
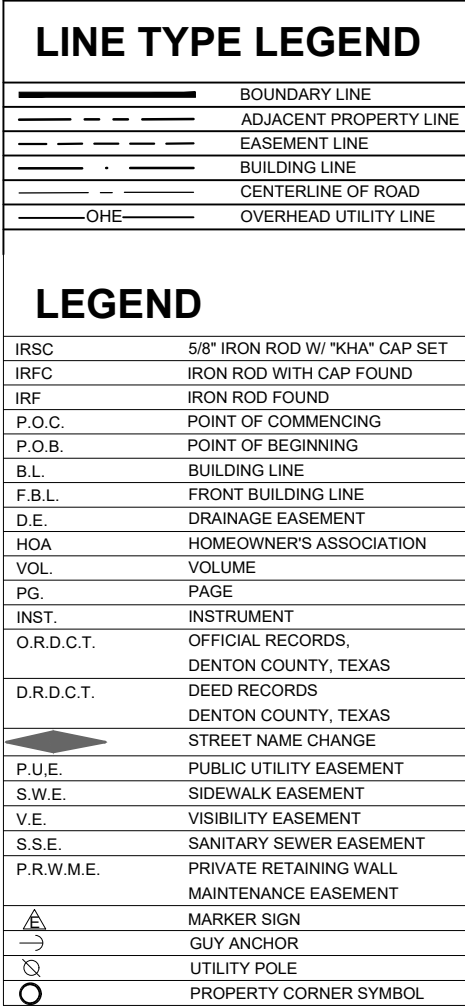
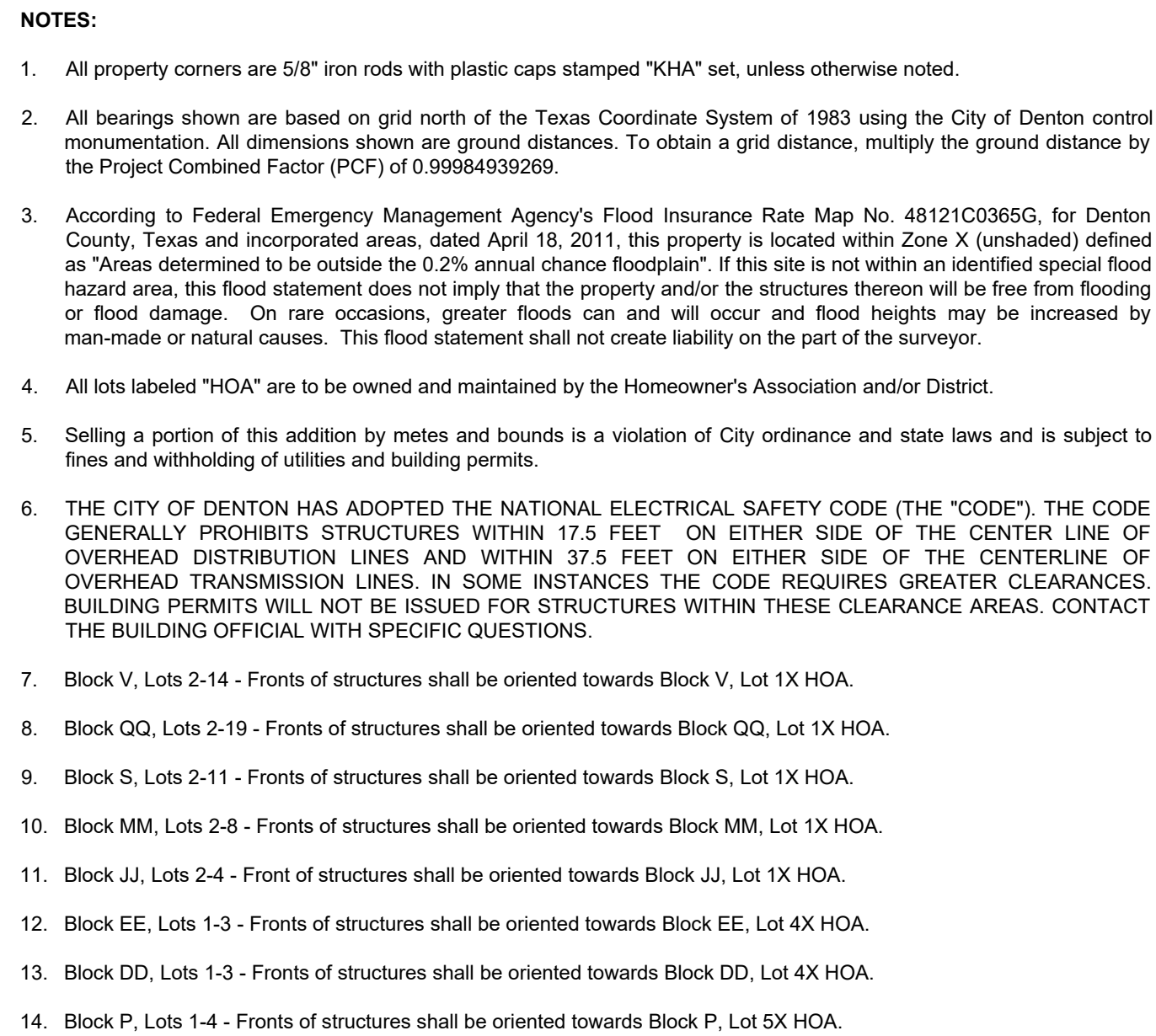
Map data provided by Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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

CITY OF DENTON
Development Services • GIS
Date: 4/29/2024

119

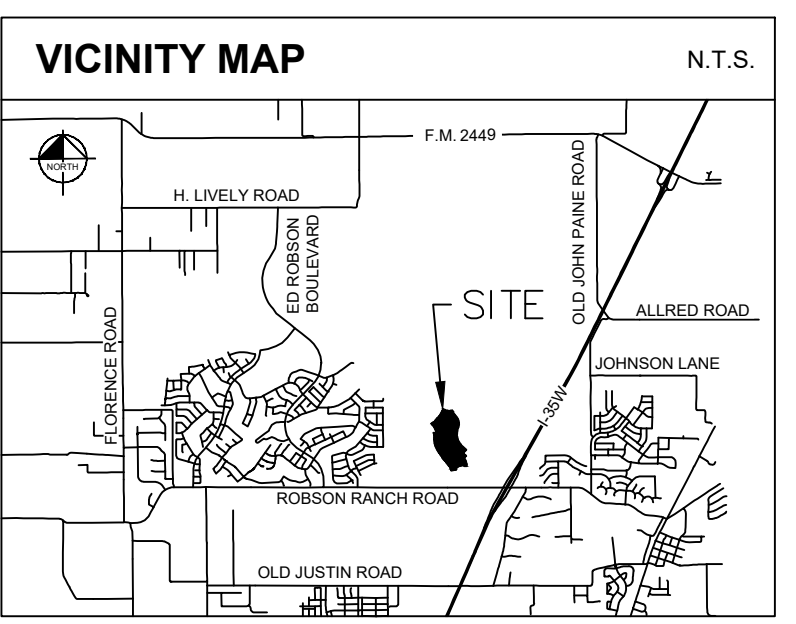
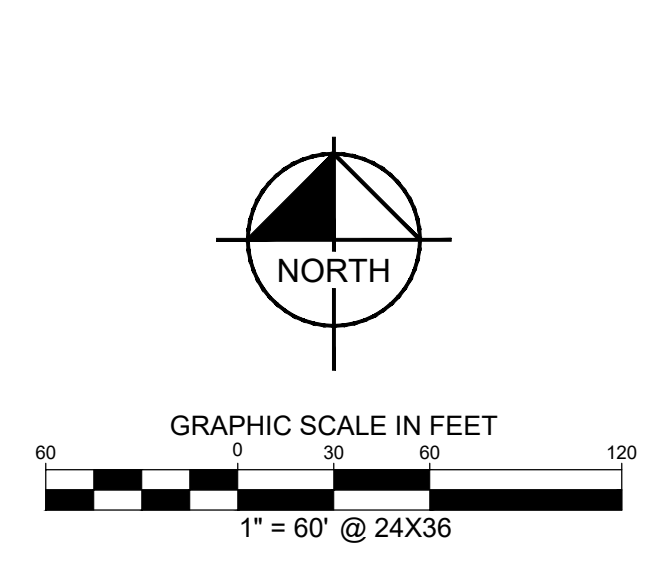
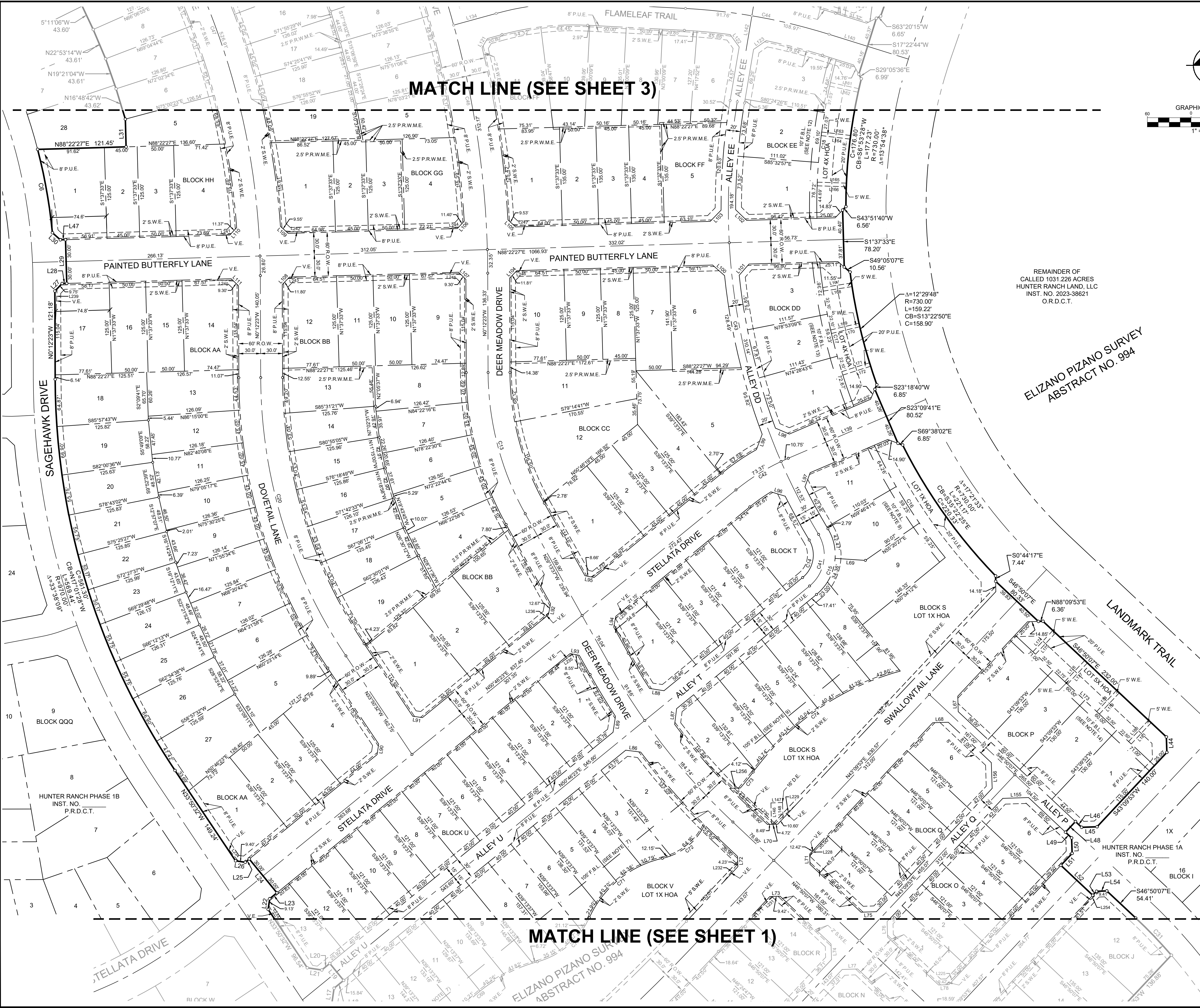
*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative property boundaries. Although every effort was made to ensure the accuracy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



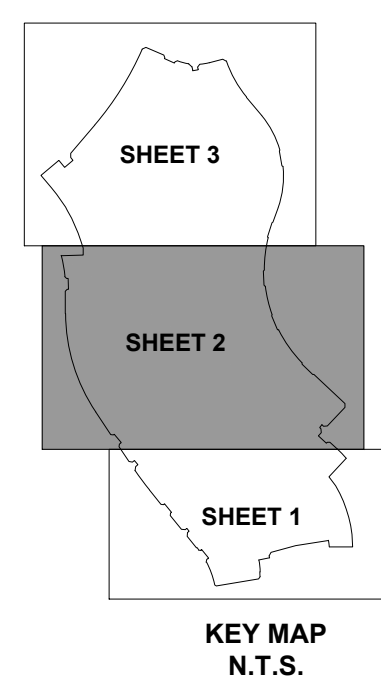
BLOCK AA, LOTS 1-27; BLOCK BB, LOTS 1-19; BLOCK CC, LOTS 1-12;
BLOCK DD, LOTS 1-3 & 4; BLOCK EE, LOTS 1-3 & 4; BLOCK FF, LOTS 1-11;
BLOCK GG, LOTS 1-19; BLOCK HH, LOTS 1-10, 11X & 12-16;
BLOCK J, LOTS 1-21; BLOCK JJ, LOTS 1-5 & 2-4;
BLOCK K, LOTS 5-11; BLOCK KK, LOTS 1-9;
BLOCK L, LOTS 1-4; BLOCK LL, LOTS 1-10; BLOCK M, LOTS 1-6;
BLOCK MM, LOTS 1X & 2-8; BLOCK NN, LOTS 1-14; BLOCK NN, LOTS 1-6;
BLOCK O, LOTS 1-6; BLOCK OO, LOT 1X; BLOCK PP, LOTS 1-4 & 5X;
BLOCK PP, LOTS 1-12; BLOCK QQ, LOTS 1-6; BLOCK QQ, LOTS 1X & 2-19;
BLOCK R, LOTS 1-14; BLOCK S, LOTS 1X & 2-11; BLOCK T, LOTS 1-6;
BLOCK U, LOTS 1-13; BLOCK V, LOTS 1X & 2-14

66.777ACRES
OUT OF THE
ZANO SURVEY, ABSTRACT NO. 994,
CITY OF DENTON,
DENTON COUNTY, TEXAS
CITY PROJECT #FP24-0014
APRIL 2024

DWG NAME: K:\FRI SURVEY\063228937-HUNTER RANCH\DWG\FINAL PLATS\063228937 HUNTER RANCH PHASE C1 FP.DWG PLOTTED BY: HOFERNER, JOHN 4/16/2024 12:29 PM LAST SAVED: 4/16/2024 12:29 PM



SEE SHEET 4 FOR
LINE AND CURVE TABLES,
AND LOT AREA TABLE



LINE TYPE LEGEND	
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	POINT OF BEGINNING
---	POINT OF COMMENCING
---	POINT OF ENDING
---	POINT OF BEGINNING
---	POINT OF COMMENCING
---	POINT OF ENDING
---	POINT OF BEGINNING
---	POINT OF COMMENCING
---	POINT OF ENDING

LEGEND	
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRPC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL	VOLUME
PG	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
V.E.	VEHICLE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.R.W.M.E.	PRIVATE RETAINING WALL
---	MAINTENANCE EASEMENT
---	MARKER SIGN
---	GUY ANCHOR
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL

REMAINDER OF
CALLED 1031.226 ACRES
HUNTER RANCH LAND, LLC
INST. NO. 2023-38621
O.R.D.C.T.

ELIZANO PIZANO SURVEY
ABSTRACT NO. 994

FINAL PLAT HUNTER RANCH, PHASE 1C

BLOCK AA, LOTS 1-27; BLOCK BB, LOTS 1-19; BLOCK CC, LOTS 1-12;
BLOCK DD, LOTS 1-3 & 4X; BLOCK EE, LOTS 1-3 & 4X; BLOCK FF, LOTS 1-11;
BLOCK GG, LOTS 1-19; BLOCK HH, LOTS 1-10, 11X & 12-16;
BLOCK J LOTS 12-21; BLOCK JJ, LOTS 1X & 2-4;
BLOCK K, LOTS 5-11; BLOCK KK, LOTS 1-9;
BLOCK L, LOTS 1-4; BLOCK LL, LOTS 1-10; BLOCK M, LOTS 1-6;
BLOCK MM, LOTS 1X & 2-8; BLOCK N, LOTS 1-14; BLOCK NN, LOTS 1-6;
BLOCK O, LOTS 1-6; BLOCK OO, LOT 1X; BLOCK P, LOTS 1-4 & 5X;
BLOCK PP, LOTS 1-12; BLOCK Q, LOTS 1-6; BLOCK QQ, LOTS 1X & 2-19;
BLOCK R, LOTS 1-14; BLOCK S, LOTS 1X & 2-11; BLOCK T, LOTS 1-6;
BLOCK U, LOTS 1-13; BLOCK V, LOTS 1X & 2-14

287 RESIDENTIAL LOTS
10 HOA LOTS

66.777ACRES
OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994,
CITY OF DENTON,
DENTON COUNTY, TEXAS
CITY PROJECT #FP24-0014
APRIL 2024

Kimley»Horn

400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2024	063226937	2 OF 5

OWNER:
Hunter Ranch Land, LLC
9800 Hillwood Pkwy,
Suite 300
Fort Worth, TX 76177
Ph: 972-201-2932
Contact: Brian Carlock

APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Kevin J. Kane, P.E.

SURVEYOR:
Kimley-Horn & Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
Ph: (469) 501-2172
Contact: Daniel R. Arthur, RPLS

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK AA LOT 1	0.224	9,778	BLOCK BB LOT 4	0.194	8,459	BLOCK DD LOT 3	0.206	8,993	BLOCK GG LOT 14	0.238	10,380	BLOCK JJ LOT 20	0.151	6,592	BLOCK LL LOT 5	0.118	5,126	BLOCK N LOT 11	0.116	5,034	BLOCK PP LOT 9	0.179	7,797	BLOCK R LOT 2	0.111	4,840	BLOCK U LOT 1	0.159	6,929
BLOCK AA LOT 2	0.143	6,250	BLOCK BB LOT 5	0.150	6,538	BLOCK DD LOT 4X HOA	0.176	7,646	BLOCK GG LOT 15	0.174	7,591	BLOCK JJ LOT 21	0.217	9,448	BLOCK LL LOT 6	0.118	5,126	BLOCK N LOT 12	0.114	4,972	BLOCK PP LOT 10	0.177	7,719	BLOCK R LOT 3	0.111	4,840	BLOCK U LOT 2	0.111	4,840
BLOCK AA LOT 3	0.129	5,625	BLOCK BB LOT 6	0.150	6,532	BLOCK EE LOT 1	0.208	9,078	BLOCK GG LOT 16	0.138	6,015	BLOCK JJ LOT 1X HOA	0.737	32,082	BLOCK LL LOT 7	0.116	5,043	BLOCK N LOT 13	0.129	5,616	BLOCK PP LOT 11	0.139	6,075	BLOCK R LOT 4	0.114	4,948	BLOCK U LOT 3	0.111	4,840
BLOCK AA LOT 4	0.228	9,937	BLOCK BB LOT 7	0.150	6,524	BLOCK EE LOT 2	0.188	8,205	BLOCK GG LOT 17	0.138	6,015	BLOCK JJ LOT 2	0.185	8,062	BLOCK LL LOT 8	0.115	5,017	BLOCK N LOT 14	0.141	6,130	BLOCK PP LOT 12	0.135	5,892	BLOCK R LOT 5	0.114	4,956	BLOCK U LOT 4	0.111	4,840
BLOCK AA LOT 5	0.214	9,313	BLOCK BB LOT 8	0.168	7,321	BLOCK EE LOT 3	0.205	8,931	BLOCK GG LOT 18	0.138	6,014	BLOCK JJ LOT 3	0.185	8,062	BLOCK LL LOT 9	0.115	5,017	BLOCK NN LOT 1	0.184	7,998	BLOCK Q LOT 1	0.121	5,283	BLOCK R LOT 6	0.114	4,956	BLOCK U LOT 5	0.111	4,840
BLOCK AA LOT 6	0.158	6,869	BLOCK BB LOT 9	0.217	9,452	BLOCK EE LOT 4X HOA	0.191	8,314	BLOCK GG LOT 19	0.176	7,663	BLOCK JJ LOT 4	0.206	8,961	BLOCK LL LOT 10	0.150	6,530	BLOCK NN LOT 2	0.119	5,193	BLOCK Q LOT 2	0.111	4,840	BLOCK R LOT 7	0.114	4,956	BLOCK U LOT 6	0.111	4,840
BLOCK AA LOT 7	0.157	6,845	BLOCK BB LOT 10	0.143	6,250	BLOCK FF LOT 1	0.240	10,456	BLOCK HH LOT 1	0.231	10,071	BLOCK K LOT 5	0.148	6,455	BLOCK M LOT 1	0.259	11,265	BLOCK NN LOT 3	0.119	5,193	BLOCK Q LOT 3	0.111	4,840	BLOCK R LOT 8	0.114	4,956	BLOCK U LOT 7	0.111	4,840
BLOCK AA LOT 8	0.142	6,168	BLOCK BB LOT 11	0.143	6,250	BLOCK FF LOT 2	0.155	6,750	BLOCK HH LOT 2	0.129	5,625	BLOCK K LOT 6	0.120	5,208	BLOCK M LOT 2	0.286	12,449	BLOCK NN LOT 4	0.123	5,378	BLOCK Q LOT 4	0.111	4,840	BLOCK R LOT 9	0.114	4,956	BLOCK U LOT 8	0.111	4,840
BLOCK AA LOT 9	0.142	6,176	BLOCK BB LOT 12	0.217	9,457	BLOCK FF LOT 3	0.139	6,075	BLOCK HH LOT 3	0.143	6,250	BLOCK K LOT 7	0.120	5,208	BLOCK M LOT 3	0.220	9,583	BLOCK NN LOT 5	0.133	5,797	BLOCK Q LOT 5	0.111	4,840	BLOCK R LOT 10	0.114	4,956	BLOCK U LOT 9	0.111	4,840
BLOCK AA LOT 10	0.142	6,176	BLOCK BB LOT 13	0.170	7,384	BLOCK FF LOT 4	0.139	6,075	BLOCK HH LOT 4	0.225	9,815	BLOCK K LOT 8	0.120	5,208	BLOCK M LOT 4	0.181	7,902	BLOCK NN LOT 6	0.202	8,811	BLOCK Q LOT 6	0.176	7,682	BLOCK R LOT 11	0.114	4,956	BLOCK U LOT 10	0.111	4,840
BLOCK AA LOT 11	0.142	6,179	BLOCK BB LOT 14	0.139	6,051	BLOCK FF LOT 5	0.252	10,977	BLOCK HH LOT 5	0.160	6,957	BLOCK K LOT 9	0.120	5,208	BLOCK M LOT 5	0.181	7,875	BLOCK O LOT 1	0.121	5,283	BLOCK QQ LOT 1X HOA	1.264	55,053	BLOCK R LOT 12	0.112	4,894	BLOCK U LOT 11	0.111	4,840
BLOCK AA LOT 12	0.142	6,167	BLOCK BB LOT 15	0.139	6,053	BLOCK FF LOT 6	0.154	6,717	BLOCK HH LOT 6	0.137	5,949	BLOCK K LOT 10	0.120	5,208	BLOCK M LOT 6	0.204	8,885	BLOCK O LOT 2	0.111	4,840	BLOCK QQ LOT 2	0.200	8,718	BLOCK R LOT 13	0.111	4,840	BLOCK U LOT 12	0.111	4,840
BLOCK AA LOT 13	0.168	7,298	BLOCK BB LOT 16	0.139	6,056	BLOCK FF LOT 7	0.136	5,915	BLOCK HH LOT 7	0.137	5,953	BLOCK K LOT 11	0.148	6,462	BLOCK MM LOT 1X HOA	0.752	32,759	BLOCK O LOT 3	0.111	4,840	BLOCK QQ LOT 3	0.124	5,390	BLOCK R LOT 14	0.140	6,094	BLOCK U LOT 13	0.133	5,808
BLOCK AA LOT 14	0.217	9,452	BLOCK BB LOT 17	0.139	6,048	BLOCK FF LOT 8	0.153	6,649	BLOCK HH LOT 8	0.137	5,959	BLOCK KK LOT 1	0.147	6,416	BLOCK MM LOT 2	0.235	10,235	BLOCK O LOT 4	0.111	4,840	BLOCK QQ LOT 4	0.122	5,301	BLOCK S LOT 1X HOA	0.920	40,087	BLOCK V LOT 1X HOA	1.342	58,461
BLOCK AA LOT 15	0.143	6,250	BLOCK BB LOT 18	0.139	6,055	BLOCK FF LOT 9	0.157	6,852	BLOCK HH LOT 9	0.137	5,964	BLOCK KK LOT 2	0.135	5,869	BLOCK MM LOT 3	0.199	8,682	BLOCK O LOT 5	0.111	4,840	BLOCK QQ LOT 5	0.131	5,695	BLOCK S LOT 2	0.140	6,107	BLOCK V LOT 2	0.205	8,929
BLOCK AA LOT 16	0.143	6,250	BLOCK BB LOT 19	0.186	8,111	BLOCK FF LOT 10	0.177	7,721	BLOCK HH LOT 10	0.141	6,163	BLOCK KK LOT 3	0.134	5,827	BLOCK MM LOT 4	0.181	7,879	BLOCK O LOT 6	0.176	7,682	BLOCK QQ LOT 6	0.140	6,094	BLOCK S LOT 3	0.118	5,145	BLOCK V LOT 3	0.131	5,728
BLOCK AA LOT 17	0.217	9,457	BLOCK CC LOT 1	0.251	10,945	BLOCK FF LOT 11	0.239	10,407	BLOCK HH LOT 11X HOA	0.058	2,546	BLOCK KK LOT 4	0.133	5,813	BLOCK MM LOT 5	0.194	8,467	BLOCK OO LOT 1X HOA	0.416	18,130	BLOCK QQ LOT 7	0.142	6,199	BLOCK S LOT 4	0.113	4,930	BLOCK V LOT 4	0.122	5,314
BLOCK AA LOT 18	0.198	8,616	BLOCK CC LOT 2	0.129	5,625	BLOCK GG LOT 1	0.227	9,884	BLOCK HH LOT 12	0.148	6,452	BLOCK KK LOT 5	0.118	5,126	BLOCK MM LOT 6	0.199	8,674	BLOCK P LOT 1	0.209	9,117	BLOCK QQ LOT 8	0.133	5,795	BLOCK S LOT 5	0.112	4,891	BLOCK V LOT 5	0.123	5,358
BLOCK AA LOT 19	0.181	7,886	BLOCK CC LOT 3	0.129	5,625	BLOCK GG LOT 2	0.129	5,625	BLOCK HH LOT 13	0.136	5,945	BLOCK KK LOT 6	0.114	4,985	BLOCK MM LOT 7	0.211	9,186	BLOCK P LOT 2	0.179	7,800	BLOCK QQ LOT 9	0.126	5,488	BLOCK S LOT 6	0.115	5,028	BLOCK V LOT 6	0.134	5,851
BLOCK AA LOT 20	0.151	6,566	BLOCK CC LOT 4	0.159	6,940	BLOCK GG LOT 3	0.143	6,250	BLOCK HH LOT 14	0.135	5,884	BLOCK KK LOT 7	0.112	4,893	BLOCK MM LOT 8	0.234	10,195	BLOCK P LOT 3	0.179	7,800	BLOCK QQ LOT 10	0.132	5,733	BLOCK S LOT 7	0.123	5,340	BLOCK V LOT 7	0.144	6,275
BLOCK AA LOT 21	0.151	6,572	BLOCK CC LOT 5	0.324	14,127	BLOCK GG LOT 4	0.225	9,783	BLOCK HH LOT 15	0.131	5,708	BLOCK KK LOT 8	0.116	5,080	BLOCK MM LOT 9	0.121	5,287	BLOCK P LOT 4	0.209	9,117	BLOCK QQ LOT 11	0.142	6,183	BLOCK S LOT 8	0.135	5,873	BLOCK V LOT 8	0.140	6,109
BLOCK AA LOT 22	0.136	5,916	BLOCK CC LOT 6	0.265	11,557	BLOCK GG LOT 5	0.179	7,785	BLOCK HH LOT 16	0.131	5,708	BLOCK KK LOT 9	0.150	6,533	BLOCK N LOT 2	0.111	4,840	BLOCK P LOT 5X HOA	0.235	10,255	BLOCK QQ LOT 12	0.139	6,036	BLOCK S LOT 9	0.238	10,362	BLOCK V LOT 9	0.128	5,559
BLOCK AA LOT 23	0.136	5,922	BLOCK CC LOT 7	0.163	7,095	BLOCK GG LOT 6	0.134	5,854	BLOCK J LOT 12	0.242	10,529	BLOCK K LOT 1	0.200	8,711	BLOCK N LOT 3	0.119	5,164	BLOCK PP LOT 1	0.148	6,441	BLOCK QQ LOT 13	0.128	5,580	BLOCK S LOT 10	0.162	7,054	BLOCK V LOT 10	0.120	5,242
BLOCK AA LOT 24	0.151	6,590	BLOCK CC LOT 8	0.129	5,625	BLOCK GG LOT 7	0.135	5,859	BLOCK J LOT 13	0.155	6,750	BLOCK L LOT 2	0.164	7,128	BLOCK N LOT 4	0.125	5,453	BLOCK PP LOT 2	0.118	5,150	BLOCK QQ LOT 14	0.129	5,628	BLOCK S LOT 11	0.177	7,730	BLOCK V LOT 11	0.120	5,231
BLOCK AA LOT 25	0.151	6,581	BLOCK CC LOT 9	0.143	6,250	BLOCK GG LOT 8	0.134	5,855	BLOCK J LOT 14	0.155	6,750	BLOCK L LOT 3	0.171	7,431	BLOCK N LOT 5	0.116	5,034	BLOCK PP LOT 3	0.120	5,233	BLOCK QQ LOT 15	0.137	5,962	BLOCK T LOT 1	0.172	7,485	BLOCK V LOT 12	0.127	5,526
BLOCK AA LOT 26	0.181	7,883	BLOCK CC LOT 10	0.217	9,457	BLOCK GG LOT 9	0.134	5,854	BLOCK J LOT 15	0.260	11,309	BLOCK L LOT 4	0.193	8,395	BLOCK N LOT 6	0.116	5,034	BLOCK PP LOT 4	0.125	5,455	BLOCK QQ LOT 16	0.132	5,742	BLOCK T LOT 2	0.111	4,840	BLOCK V LOT 13	0.136	5,911
BLOCK AA LOT 27	0.209	9,083	BLOCK CC LOT 11	0.272	11,861	BLOCK GG LOT 10	0.179	7,797	BLOCK J LOT 16	0.267	11,640	BLOCK LL LOT 1	0.149	6,475	BLOCK N LOT 7	0.116	5,034	BLOCK PP LOT 5	0.135	5,893	BLOCK QQ LOT 17	0.127	5,542	BLOCK T LOT 3	0.111	4,840	BLOCK V LOT 14	0.167	7,289
BLOCK BB LOT 1	0.256	11,164	BLOCK CC LOT 12	0.286	12,471	BLOCK GG LOT 11	0.220	9,601	BLOCK J LOT 17	0.157	6,817	BLOCK LL LOT 2	0.118	5,126	BLOCK N LOT 8	0.116	5,034	BLOCK PP LOT 6	0.150	6,537	BLOCK QQ LOT 18	0.125	5,441	BLOCK T LOT 4	0.111	4,840	OVERALL	66.777	2,908,808
BLOCK BB LOT 2	0.198	8,625	BLOCK DD LOT 1	0.202	8,797	BLOCK GG LOT 12	0.152	6,641	BLOCK J LOT 18	0.156	6,785	BLOCK LL LOT 3	0.118	5,126	BLOCK N LOT 9	0.116	5,034	BLOCK PP LOT 7	0.162	7,060	BLOCK QQ LOT 19	0.138	6,005	BLOCK T LOT 5	0.111	4,840	ROW DEDICATION	16.418	715,152
BLOCK BB LOT 3	0.256	11,155	BLOCK DD LOT 2	0.163	7,083	BLOCK GG LOT 13	0.164	7,165	BLOCK J LOT 19	0.154	6,708	BLOCK LL LOT 4	0.118	5,126	BLOCK N LOT 10	0.116	5,034	BLOCK PP LOT 8	0.169	7,380	BLOCK R LOT 1	0.121	5,283	BLOCK T LOT 6	0.194	8,452			

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S29°53'09"W	21.42'	L46	N46°50'07"W	11.50'	L91	S81°32'04"E	13.46'	L136	N50°46'23"E	112.44'	L181	S43°09'53"W	40.00'
L2	N12°46'36"E	15.06'	L47	S88°22'27"W	7.09'	L92	N10°46'23"E	15.32'	L137	N50°46'23"E	101.18'	L182	S45°38'43"W	14.86'
L3	N50°46'23"E	4.52'	L48	S43°09'53"W	20.00'	L93	S79°13'37"E	12.86'	L138	N50°46'23"E	111.18'	L183	N44°21'17"W	16.00'
L4	N37°51'44"W	60.02'	L49	S46°50'07"E	11.50'	L94	S10°46'23"W	15.32'	L139	N66°50'19"E	146.55'	L184	N45°38'43"E	14.89'
L5	S50°46'23"W	5.95'	L50	S01°50'07"E	21.21'	L95	S79°13'37"E	12.86'	L140	S72°37'16"E	55.28'	L188	N72°58'57"E	28.04'
L6	N82°01'17"W	14.07'	L51	S43°09'53"W	22.50'	L96	S73°00'31"E	20.46'	L141	S86°59'51"E	132.82'	L189	N10°50'01"W	197.20'
L7	N50°46'23"E	21.21'	L52	S46°50'07"E	60.00'	L97	N20°23'59"E	20.67'	L142	N09°40'50"E	119.66'	L190	S54°46'41"W	15.79'
L8	N50°46'23"E	11.50'	L53	N43°09'53"E	7.50'	L98	S67°05'38"E	20.81'	L143	N39°13'37"W	21.00'	L222	S48°53'09"W	29.07'
L9	N39°13'37"W	20.00'	L54	S88°09'53"W	14.14'	L99	S20°26'00"W	22.45'	L144	N50°46'23"E	16.00'	L223	N37°45'06"E	31.73'
L10	S50°46'23"W	11.50'	L55	S16°25'25"E	29.89'	L100	N48°34'50"W	21.92'	L145	S39°13'37"E	21.00'	L224	N36°07'31"E	14.88'
L11	N84°13'37"W	21.21'	L56	S12°21'53"E	22.81'	L101	N41°22'29"E	20.46'	L146	N01°50'07"W	29.40'	L225	S48°05'47"W	38.81'
L12	N05°46'23"E	14.14'	L57	S08°41'52"E	31.08'	L102	S46°07'36"E	21.03'	L147	N88°09'53"E	16.00'	L226	S55°01'39"W	51.33'
L13	N50°46'23"E	6.50'	L58	S03°02'01"E	69.14'	L103	S43°51'46"W	21.39'	L148	S01°50'07"E	21.90'	L227	S44°19'17"E	36.27'
L14	N39°13'37"W	60.00'	L59	N62°42'55"W	22.01'	L104	S44°04'25"W	14.31'	L149	N82°00'20"W	37.93'	L228	S36°06'10"W	14.34'
L15	S50°46'23"W	6.50'	L60	N50°46'23"E	6.00'	L105	S47°22'59"E	13.33'	L150	N07°59'40"E	16.00'	L229	S48°05'30"W	38.88'
L16	N84°13'37"W	14.14'	L61	S34°40'02"E	126.04'	L106	S42°34'53"W	14.95'	L151	S82°00'20"E	22.90'	L230	S47°40'04"E	127.79'
L17	N08°27'28"E	22.19'	L62	S65°36'18"E	18.10'	L107	S45°55'09"E	13.97'	L152	S31°08'18"E	31.95'	L231	N48°05'30"E	38.88'
L18	N50°46'23"E	16.93'	L63	N23°03'52"E	82.76'	L108	S44°05'02"W	14.32'	L153	N58°51'42"E	16.00'	L232	N37°44'50"E	31.67'
L19	N39°13'37"W	30.00'	L64	N05°18'32"W	13.55'	L109	S47°39'22"E	14.39'	L154	N31°08'11"W	27.26'	L233	N29°38'14"W	51.99'
L20	S50°46'23"E	14.12'	L65	N04°07'10"W	113.08'	L110	S42°16'49"W	13.87'	L155	N88°09'53"E	35.36'	L234	N39°16'27"W	31.71'
L21	N81°32'04"W	20.19'	L66	N74°41'28"E	51.40'	L111	S45°54'58"E	13.97'	L156	N01°50'07"W	35.35'	L235	S55°46'33"W	37.85'
L22	N80°27'56"E	14.79'	L67	S01°50'07"E	21.21'	L112	S14°02'30"W	14.38'	L157	N44°15'25"W	35.57'	L236	S43°51'38"W	14.14'
L23	N50°46'23"E	12.80'	L68	S88°09'53"W	21.21'	L113	S77°54'21"E	14.38'	L158	N44°18'11"E	34.21'	L237	N55°53'56"W	35.99'
L24	N39°13'37"W	60.00'	L69	N66°10'54"W	61.62'	L114	S35°09'14"W	15.31'	L159	N75°11'31"E	15.30'	L238	S44°56'25"W	25.20'
L25	S50°46'23"W	7.14'	L70	N88°09'53"E	14.14'	L115	S57°02'42"E	13.31'	L160	S14°48'29"E	6.00'	L239	S02°47'14"W	61.12'
L26	N81°32'04"W	13.46'	L71	S01°50'07"E	14.14'	L116	N33°24'40"E	14.85'	L161	S77°50'28"E	40.00'	L240	N86°41'23"W	38.81'
L27	N44°05'02"E	14.32'	L72	S01°50'07"E	14.14'	L117	S54°28'09"E	12.66'	L162	N77°50'28"W	40.00'	L241	N81°17'35"W	14.61'
L28	N88°22'27"E	6.34'	L73	S88°09'53"W	14.14'	L118	S60°50'12"E	21.41'	L163	N83°07'01"W	40.00'	L242	N86°42'13"W	39.18'
L29	N01°37'33"W	60.00'	L74	S01°50'07"E	21.21'	L119	S27°51'41"W	20.52'	L164	N83°07'01"W	40.00'	L243	N81°19'23"W	14.29'
L30	N46°21'14"W	14.56'	L75	N88°09'53"E	21.21'	L120	S81°08'42"E	14.32'	L165	N88°07'20"E	40.00'	L244	S61°17'35"W	14.83'
L31	N01°37'33"W	37.98'	L76	S01°50'07"E	21.21'	L121	S30°21'47"W	14.33'	L166	S88°07'20"E	40.00'	L245	N86°41'23"W	38.86'
L32	S39°30'44"E	45.00'	L77	S88°09'53"W	21.21'	L122	N36°01'31"W	20.95'	L167	N81°05'20"E	40.00'	L246	N81°19'23"W	14.21'
L33	N50°22'56"E	60.00'	L78	N88°09'53"E	14.14'	L123	S55°16'34"W	20.89'	L168	S81°05'20"E	40.00'	L247	N86°42'20"W	39.04'
L34	N39°37'04"W	19.51'	L79	S00°25'28"W	14.69'	L124	S35°46'55"E	21.90'	L169	N76°36'41"E	40.00'	L248	S22°05'27"E	26.63'
L35	N02°25'56"E	22.88'	L80	N89°21'26"W	13.52'	L125	N52°37'31"W	21.92'	L170	S76°36'41"E	39.98'	L249	S76°43'01"W	155.30'
L36	N21°56'08"E	14.14'	L81	S01°50'07"E	14.14'	L126	N00°07'10"W	20.08'	L171	N72°16'32"E	40.00'	L250	N74°30'04"E	178.91'
L37	S23°03'52"W	6.50'	L82	S07°59'53"E	19.11'	L127	N46°22'15"W	22.21'	L172	S72°16'32"W	40.00'	L251	S24°46'15"W	139.03'
L38	S66°58'08"E	60.00'	L83	S87°23'19"E	20.36'	L128	N42°34'35"E	20.88'	L173	S46°50'07"E	60.00'	L252	S62°36'02"E	49.40'
L39	S29°03'52"E	6.50'	L84	S02°15'58"W	14.23'	L129	N47°17'38"W	21.58'	L174	N43°09'53"E	40.00'	L253	S47°13'04"E	36.94'
L40	N67°44'54"E	14.22'	L85	S87°01'50"E	14.23'	L130	N43°46'12"E	20.12'	L175	S43°09'53"W	40.00'	L254	S48°05'02"W	39.01'
L41	S47°51'54"E	24.53'	L86	S82°54'44"E	20.72'	L131	S48°10'00"E	20.40'	L176	N43°09'53"E	40.00'	L255	S50°46'23"W	6.00'
L42	N78°54'10"E	30.00'	L87	S07°1045"W	21.73'	L132	S40°32'16"E	22.39'	L177	S43°09'53"W	40.00'	L256	S88°20'49"W	14.65'
L43	N36°54'50"E	19.03'	L88	S81°20'13"E	22.12'	L133	N39°37'04"W	52.66'	L178	N43°09'53"E	40.00'			
L44	S01°50'07"E	21.21'	L89	N08°28'37"E	20.19'	L134	N74°36'33"E	60.47'	L179	S43°09'53"W	40.00'			
L45	N88°09'53"E	21.21'	L90	N08°27'56"E	14.79'	L135	N42°22'56"W	40.07'	L180	N43°09'53"E	40.00'			

OWNERS' CERTIFICATE

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

WHEREAS HUNTER RANCH LAND, LLC, is the owner of a tract of land situated in the Elizano Pizano Survey, Abstract No. 994, City of Denton, Denton County, Texas, and being a portion of a called 1,031,226 acre tract of land described in a Limited Warranty Deed to HUNTER Ranch Land, LLC, as recorded in Instrument No. 2023-36621 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of Lot 4, Block J of Hunter Ranch Phase 1A, an addition to the City of Denton, Denton County, Texas according to the Final Plat thereof recorded in Instrument No. _____ of the Plat Records of Denton County, Texas, same being an interior corner of said Hunter Ranch Phase 1A

THENCE along a northerly line of said Hunter Ranch Phase 1A, the following courses and distances:

South 89°54'19" West, a distance of 127.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 680.00 feet, a central angle of 03°02'39", and a chord bearing and distance of North 07°15'16" West, 36.12 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 36.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 81°13'24" West, a distance of 181.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 74°19'32" West, a distance of 139.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 29°53'09" West, a distance of 21.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 380.00 feet, a central angle of 01°42'53", and a chord bearing and distance of South 12°33'17" East, 11.37 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 11.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 78°18'09" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 320.00 feet, a central angle of 11°36'09", and a chord bearing and distance of South 05°53'46" East, 64.86 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 64.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 330.40 feet, a central angle of 04°36'54", and a chord bearing and distance of South 02°24'08" East, 26.61 feet;

In a southeasterly direction, with said reverse curve to the left, an arc distance of 26.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 37°22'44" West, a distance of 14.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 80°19'57" West, a distance of 232.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 55°41'26" West, a distance of 14.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 480.00 feet, a central angle of 15°28'13", and a chord bearing and distance of North 20°02'40" West, 129.21 feet;

THENCE continuing along a northerly line of said Hunter Ranch Phase 1A and along the easterly line of Hunter Ranch Phase 1B, an addition to the City of Denton, Denton County, Texas according to the Final Plat thereof recorded in Instrument No. _____ of the Plat Records of Denton County, Texas, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 129.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 12°46'36" East, a distance of 15.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 230.00 feet, a central angle of 01°54'50", and a chord bearing and distance of North 51°43'46" East, 7.68 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 7.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°46'23" East, a distance of 4.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 37°51'44" West, a distance of 60.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°46'23" West, a distance of 5.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 170.00 feet, a central angle of 00°14'10", and a chord bearing and distance of South 50°53'28" West, 0.70 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 0.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 82°01'17" West, a distance of 14.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 480.00 feet, a central angle of 01°53'09", and a chord bearing and distance of North 38°17'03" West, 15.80 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 15.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°13'37" West, a distance of 79.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 05°46'23" East, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°46'23" East, a distance of 11.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°13'37" West, a distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°46'23" West, a distance of 11.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 84°13'37" West, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°13'37" West, a distance of 96.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 05°46'23" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°46'23" East, a distance of 6.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°13'37" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°46'23" West, a distance of 6.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 84°13'37" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°13'37" West, a distance of 100.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,470.00 feet, a central angle of 05°05'59", and a chord bearing and distance of North 38°40'38" West, 130.79 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 130.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 08°27'28" East, a distance of 22.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°46'23" East, a distance of 16.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°13'37" West, a distance of 30.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°46'23" West, a distance of 14.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 81°32'04" West, a distance of 20.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 33°50'32" West, a distance of 96.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 08°27'56" East, a distance of 14.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°46'23" East, a distance of 12.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°13'37" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°46'23" West, a distance of 7.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 81°32'04" West, a distance of 13.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 33°50'32" West, a distance of 149.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 970.00 feet, a central angle of 33°38'09", and a chord bearing and distance of North 17°01'28" West, 561.30 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 569.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°12'23" West, a distance of 121.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 44°05'02" East, a distance of 14.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°22'27" East, a distance of 6.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°37'33" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°22'27" West, a distance of 7.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 48°21'14" West, a distance of 14.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 730.00 feet, a central angle of 09°08'07", and a chord bearing and distance of North

10°02'29" West, 116.27 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 116.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°22'27" East, a distance of 121.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°37'33" West, a distance of 37.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 16°48'42" West, a distance of 43.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 19°21'04" West, a distance of 43.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 22°53'14" West, a distance of 43.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 25°11'06" West, a distance of 43.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 29°01'20" West, a distance of 50.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 26°58'00" West, a distance of 20.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 34°23'36" West, a distance of 40.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 34°50'58" West, a distance of 43.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°37'04" West, a distance of 43.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°37'04" West, a distance of 45.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°37'04" West, a distance of 45.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°22'56" East, a distance of 126.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°37'04" East, a distance of 48.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°22'56" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°37'04" West, a distance of 19.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°22'56" East, a distance of 22.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 40°22'56" East, a distance of 202.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,683.50 feet, a central angle of 16°39'44", and a chord bearing and distance of North 32°03'04" East, 487.86 feet;

THENCE continuing along the easterly line of said Hunter Ranch Phase 1B and along a southerly line of said Hunter Ranch Phase 1A, the following courses and distances:

In a northeasterly direction, with said tangent curve to the left, an arc distance of 489.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 23°41'24" East, a distance of 1.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 68°14'05" East, a distance of 21.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 66°56'08" East, a distance of 106.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 21°56'08" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 23°03'52" West, a distance of 6.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 66°56'08" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 23°03'52" East, a distance of 6.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 67°44'54" East, a distance of 14.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 280.00 feet, a central angle of 12°59'58", and a chord bearing and distance of South 75°02'28" East, 63.39 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 63.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°57'54" East, a distance of 24.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 235.00 feet, a central angle of 04°32'26", and a chord bearing and distance of South 11°48'03" East, 18.62 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 18.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 315.00 feet, a central angle of 00°38'25", and a chord bearing and distance of South 09°51'33" East, 3.61 feet;

In a southeasterly direction, with said reverse curve to the left, an arc distance of 3.61 feet to a point for corner;

North 78°54'10" East, a distance of 30.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 285.00 feet, a central angle of 00°33'40", and a chord bearing and distance of North 09°48'41" West, 2.79 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 2.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 265.00 feet, a central angle of 02°39'53", and a chord bearing and distance of North 10°51'47" West, 12.32 feet;

In a northwesterly direction, with said reverse curve to the left, an arc distance of 12.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 36°54'52" East, a distance of 19.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 280.00 feet, a central angle of 10°48'27", and a chord bearing and distance of North 80°39'45" East, 52.74 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 52.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 75°11'31" East, a distance of 75.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE along a westerly line of said Hunter Ranch Phase 1A, the following the courses and distances:

South 61°30'52" East, a distance of 21.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 630.00 feet, a central angle of 20°38'50", and a chord bearing and distance of South 29°13'30" East, 225.80 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 227.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°32'55" East, a distance of 130.73 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 520.00 feet, a central angle of 23°40'27", and a chord bearing and distance of South 27°42'42" East, 213.33 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 214.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 32°36'00" West, a distance of 5.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 10°22'04" East, a distance of 80.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 53°17'46" East, a distance of 6.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 520.00 feet, a central angle of 25°14'58", and a chord bearing and distance of South 06°40'16" West, 227.31 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 229.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 19°17'45" West, a distance of 82.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 63°20'15" West, a distance of 6.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 17°22'44" West, a distance of 80.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 29°05'36" East, a distance of 6.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 730.00 feet, a central angle of 13°54'38", and a chord bearing and distance of South 06°53'28" West, 176.80 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 177.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°51'40" West, a distance of 6.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°37'33" East, a distance of 78.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 49°05'07" East, a distance of 10.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 730.00 feet, a central angle of 12°29'48", and a chord bearing and distance of South 13°22'50" East, 159.90 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 159.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 23°18'40" West, a distance of 6.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 23°09'41" East, a distance of 80.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 69°38'02" East, a distance of 6.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 730.00 feet, a central angle of 17°21'33", and a chord bearing and distance of South 35°22'25" East, 220.33 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 221.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°44'17" East, a distance of 7.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 46°50'07" East, a distance of 80.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°09'53" East, a distance of 6.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 46°50'07" East, a distance of 232.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°50'07" East, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°09'53" West, a distance of 140.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°09'53" West, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 46°50'07" West, a distance of 11.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°09'53" West, a distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 46°50'07" East, a distance of 11.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°50'07" East, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°09'53" West, a distance of 22.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 46°50'07" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°09'53" East, a distance of 7.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°09'53" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 46°50'07" East, a distance of 54.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 670.00 feet, a central angle of 06°02'51", and a chord bearing and distance of South 43°48'42" East, 70.68 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 70.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°09'53" West, a distance of 136.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 35°39'41" East, a distance of 61.43 feet to a 5/8 inch iron rod



May 3, 2024

Ms. Cameron Robertson
City of Denton
Development Services
401 N. Elm Street
Denton, Texas 76201

Re: *Hunter Ranch Phase 1C Final Plat (FP24-0014)*
 30-Day Extension Request

Dear Ms. Robertson:

As representative for the referenced project, I respectfully request a 30-Day Extension for the referenced application.

Please contact me at (972-731-3804) or kevin.kane@kimley-horn.com with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Kevin J. Kane".

Kevin J. Kane, P.E.
Senior Project Manager

Copy: Patrick Cowden, Andrew Pieper, Gena Terrell, Angie Mastrocola

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

Filing Number: 804757571
Original Date of Filing: October 5, 2022
Formation Date: N/A
Tax ID: 32086637199
Duration: Perpetual

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

Name: Hunter Ranch Land, LLC
Address: 3000 TURTLE CREEK BLVD
DALLAS, TX 75219-6268 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name		Address			Inactive Date	
Stephen D Parker		3000 Turtle Creek Blvd Dallas, TX 75219 USA				

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City of Denton

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

Legislation Text

File #: FP24-0015, **Version:** 1

AGENDA CAPTION

Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1D. The approximately 56.100-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0015, Hunter Ranch Phase 1D, Cameron Robertson).



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: May 15, 2024

SUBJECT

Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1D. The approximately 56.100-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0015, Hunter Ranch Phase 1D, Cameron Robertson).

BACKGROUND

The purpose of this Final Plat is to facilitate the development of Phase 1D of Hunter Ranch Phase 1, which will consist of 185 single-family residential lots and 8 HOA lots. The approved Preliminary Plat (PP22-0014c) of Hunter Ranch Phase 1 included a total of 747 single-family residential lots and 36 HOA lots on 228.914 acres. Phase 1 also includes the construction of an amenity center lot which will serve this portion of the development and future phases of the overall development.

The subject property is presently vacant and zoned Master Planned Communities (MPC) - R6/ -R7/ -Mixed-Use Neighborhood (MN). Ordinance MPC19-0002c applies to the subject property and establishes the zoning standards for the entire Hunter Ranch MPC.

Date Application Filed:	April 16, 2024
Planning & Zoning Commission Meeting:	May 15, 2024
Days in Review:	29 Days

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

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (Exhibit 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. Approved requested extension
3. Deny with reasons

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval; however, Staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of June 12, 2024. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 7, 2020	City Council	Approval of Ordinance No. MPC19-0002c	Approved
July 13, 2022	Planning & Zoning Commission	Preliminary Plat (PP22-0014) Extension Request	Extension Approved
November 16, 2022	Planning & Zoning Commission	Preliminary Plat (PP22-0014c)	Approved

PUBLIC OUTREACH

No public outreach is required for final plats.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

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

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer/
Principal Planner

Staff Analysis

FP24-0015 / Hunter Ranch Phase 1D

City Council District #4

Planning & Zoning Commission

REQUEST:

Final Plat for an approximately 56.100-acre tract.

APPLICANT:

Kimley-Horn on behalf of Hunter Ranch Land, LLC.

RECOMMENDATION:

Staff recommends denial, as the proposed Final Plat fails to meet the established approval criteria, 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
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.			
Findings: <div><p>The Final Plat does not meet all review criteria, as detailed in Approval Criteria 4a, 7a, 10a and 12a below and the following items as required by the Final Plat Checklist (FPC) authorized per the Hunter Ranch Master Planned Communities (MPC) Section 2.4.4B:</p><ol style="list-style-type: none">Final Plat cannot be approved until the associated CEP is approved to ensure all necessary easements, ROW dedications, and plat language have been established. The process of getting the CEP to approval may generate new comments that will need to be addressed.Include all easements shown in CEPs such as, but not limited to, sidewalk easements. (FPC 3.9; TCM 4.3.1)Add "R.O.W." and its definition to the legend. (FPC 2.12)Label proposed streets as being dedicated by this plat. (DDC 8.4.8; FPC 3.1)Label line and curve data for proposed streets along the edge of the public ROWs. (FPC 3.1)Ensure ROW dimensions are labeled from centerline and are accurate. (FPC 3.15)Label ROW dedication as being done by this plat or reference document/instrument with dedication. (DDC 8.4.8; FPC 3.1)</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>9. Include document number recording establishment of easements with each label or state easements are dedicated by this plat with each label or easement. Could add a general note stating all sidewalk easements are being established by this plat. (FPC 3.6)</p> <p>10. Label city limit, county limit, extra-territorial jurisdiction, and/or survey (abstract) lines within and adjacent to property. (FPC 4.4)</p> <p>11. Label size and description of monument for POB as described in the legal description. (FPC 2.9 and FPC 2.13)</p> <p>12. Ensure all ROW is dimensioned on adjoining streets that are part of this development from other phases. (FPC 3.15 and FPC 4.3)</p> <p>13. Include signature block for City Secretary. (FPC 5.6)</p> <p>14. For plats requiring Planning and Zoning Commission approval, include certificate of approval language for the Planning and Zoning Commission and signature block for Chairperson. (FPC 5.5)</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.</p> <p>Findings:</p> <p>The Final Plat does not meet Approval Criteria 4a, 7a, 10a and 12a as detailed below.</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</p> <p>Findings:</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Prior Approvals				
<p>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p> <p>Findings:</p> <p>The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: <div> <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> <p>However, Denton Plan 2040's Future Land Use Map designates the subject property as Master Planned Community. The proposed use is consistent with the designation.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The decision-making authority shall weigh competing plan goals, policies, and strategies Findings: <div></div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. Findings: <div> <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"/>
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings: <div> <p>In order for the proposed Final Plat to meet the criteria, the following corrections are required:</p> <ol style="list-style-type: none"> Please provide updated Pocket Park and Trail Tracker document. Per Exhibit B - Park Improvement Summary Tables in the Project Agreement, "10' trails will have a 30' easement and 6' trails will have a 26' easement, this allows for additional space if needed for programming, easement could be modified as needed pending space allocation." Please update easement sizes as applicable. Public Access Easements do not appear to be identified along regional or community trail locations. Note 29 was removed since the Preliminary Plat. Please add Regional and Community Trail language to the Final Plat notes for Phase 1D. </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>4. Note 13 was removed since the Preliminary Plat. Please add relevant Pocket Park/ PAE language to the final plat notes for Phase 1D.</p> <p>5. INFORMATIONAL: The Park Improvements will be conveyed or dedicated to the City, at no cost or expense to the City, and will be available for use by the general public. Park land dedication will occur in phases, at the time of final plat approval. The Park land acreage dedicated is the minimum required by Ordinance 22-254 based on the projected residential units in the Park Plan (Exhibit C). Upon inspection and acceptance of a completed portion of Park Improvements the plans and specifications of which are subject to approval by the City staff, title to the completed Park Improvements shall be dedicated to the City by special warranty deed, except the “Pocket Parks”, “Dog Park”, “Trails” outside rights-of-way, and “Regional ESA Upland”, and the “lakes”. The exceptions above shall be conveyed by a grant of public access easement. (Language above is from the Operating Agreement and Project Agreement)</p> <p>6. INFORMATIONAL: Park Dedication and Development Fees do not apply to this Phase per the Operating and Project Agreements. Phase 1D is proposing 185 residential and 8 HOA lots with this development.</p> <p>7. Include homeowner’s association covenants as they relate to the maintenance of open space, common areas and facilities. (DDC 8.3.2.D and DDC 7.10.4.C.2)</p> <p>8. Contact City of Denton Real Estate department for information about recording offsite easements by separate instruments. (DDC 8.4.4 and FPC 4.2)</p> <p>9. Revise Owner’s dedication statement to include ROW and easement dedications and other land rights to create no conflicts or issues for staff or other public interests. (BEP)</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</p> <p>Findings:</p> <div>The proposed Final Plat provides sufficient detail for review.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Compliance with Other Applicable Regulations				
<p>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</p> <p>Findings:</p> <div>The Final Plat meets the requirements.</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
6. Consistent with Interlocal and Development Agreements				
<p>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020, and the with the associated project agreements.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Minimizes Adverse Environmental Impacts				
<p>a. The proposed development should be designed to minimize negative environmental impacts and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Applicant has demonstrated compliance with ESA regulations. However, the following note is required:</p> <p>A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the MPC Ordinance Section 7.7.4. must be met prior to the release of any permits.</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Minimizes Adverse Impacts on Surrounding Property				
<p>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Minimizes Adverse Fiscal Impacts				
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <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"/>

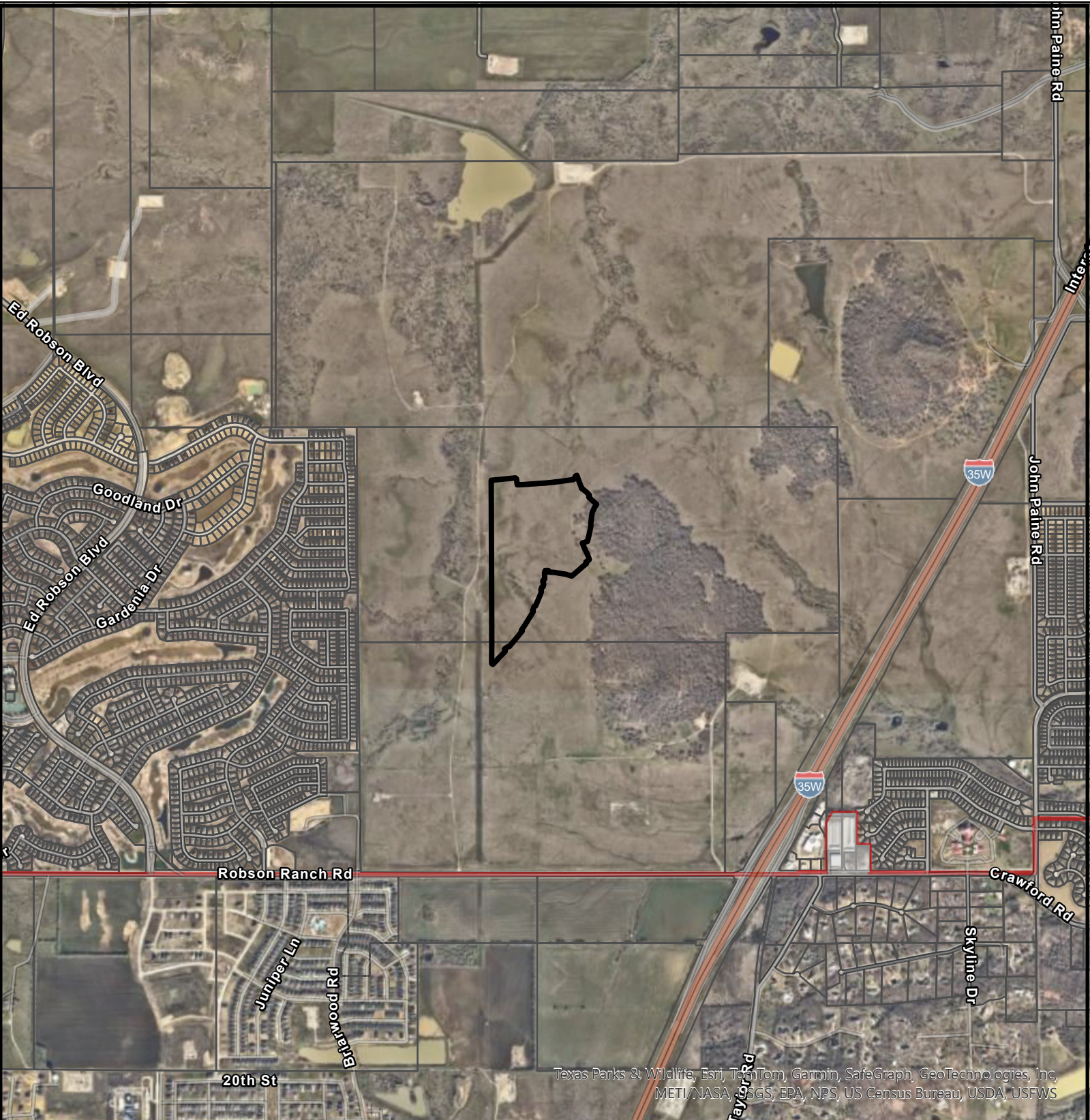
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
10. Compliance with Utility, Service, and Improvement Standards				
<p>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>In order for the proposed Final Plat to meet the criteria, the following corrections are required:</p> <ol style="list-style-type: none"> 1. Is this a drainage and detention easements and a public access easement? Provide design clarification. (FPC 3.6 and FPC 4.2) 2. Verify easement as W.E. This was previously shown as a Drainage Easement on CEP submittals. (FPC 3.1, FPC 3.6, FPC 3.9, DDC 7.8.10, DDC 2.6.2.C.6.b and DDC 8.4.4.) 3. Depict all overhead electric distribution and transmission line clearance zones intersecting or adjacent to the property. (FPC 2.19) 4. Provide note on plat that private improvements cannot encroach onto existing public or private easements. (BEP) 5. Verify ROW corner clip dimension. Minimum corner clip should be 10'. (TCM 1.4.2 and FPC 3.17) 6. Note 8 refers to water/sewer services. Reference the correct plat note, if needed. (BEP) 7. CEPs show a sanitary sewer easement in this area. Provide easement and recording information. (DDC 2.6.2.C.6.b, DDC 8.4.4 and FPC 3.6) 8. All utilities in a development shall be provided in street rights-of-way except for special circumstances approved by the City Engineer, in consultation with the Directors of Water and Wastewater Utilities. Provide documentation of approval that this stub out is in an adequate location for future phases. (DDC 7.6.7) </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Provides Adequate Road Systems				
<p>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</p> <p>Findings:</p> <div style="border: 1px solid black; height: 40px; width: 550px; margin-top: 10px;"></div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Provides Adequate Public Services and Facilities				
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
Findings: <div style="border: 1px solid black; padding: 5px; margin: 10px 0;">The Final Plat does not meet Approval Criteria 4a, 7a, and 10a as detailed above.</div>				
13. Rational Phasing Plan				
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. Findings: <div style="border: 1px solid black; padding: 5px; margin: 10px 0;">The proposed development will include multiple phases as approved in the MPC ordinance. However, this is the first phase of the proposed development, so no subsequent phases have been completed.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. Findings: <div style="border: 1px solid black; padding: 5px; margin: 10px 0;">The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020. A Preliminary Plat was required as part of the MPC (PP22-0014) and approved by the Planning and Zoning Commission on November 16, 2022.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Whether the development will substantially comply with all requirements of this DDC. Findings: <div style="border: 1px solid black; padding: 5px; margin: 10px 0;">This Final Plat does not meet all review criteria, as detailed in Criteria 1b above as required by the Denton Development Code.</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. Findings: <div style="border: 1px solid black; padding: 5px; margin: 10px 0;">The Final Plat complies with all applicable technical standards and specifications as detailed herein.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FP24-0015

Site Location

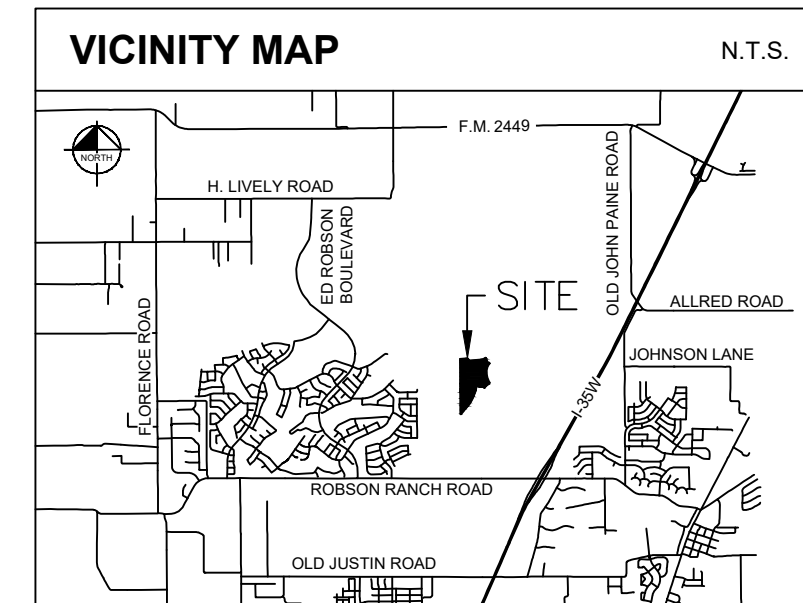


Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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

Date: 4/29/2024

"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."



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	CENTERLINE OF ROAD
	OVERHEAD UTILITY LINE

IRFC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD W/ CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
D.L.	DRAINAGE EASEMENT
H.O.A.	HOMEOWNERS ASSOCIATION
VOL	VOLUME
PS	PAGE
INST.	INSTRUMENT
D.R.D.C.T.	OFFICIAL RECORDS,
	DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS
	DENTON COUNTY, TEXAS
	STREET NAME CHANGE
P.U.B.L.I.C.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.E.E.	SANITARY SEWER EASEMENT
P.R.V.W.M.E.	PRIVATE DRAINING WALL
	MAINTENANCE EASEMENT
	MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL



ELIZANO PIZANO SURVEY
ABSTRACT NO. 994

BLOCK CCC, LOT 1X; BLOCK DDD, LOTS 1-15 & 16X;
BLOCK GGG, LOTS 1X & 2-13; BLOCK HHH, LOTS 1-15; BLOCK III, LOTS 1-18;
BLOCK JJJ, LOTS 1-14; BLOCK KKK, LOTS 1-8; BLOCK LLL, LOTS 1-23;
BLOCK MMM, LOTS 1-20; BLOCK OOO, LOT 1X;
BLOCK SS, LOTS 1X, 2-17, 18X, 19-33, 34X & 35-36;
BLOCK TT, LOT 1X; BLOCK UU, LOTS 1-11; BLOCK VV, LOTS 1-16

ELIZANO PIZANO SURVEY, ABSTRACT NO. 994
CITY OF DENTON,
DENTON COUNTY, TEXAS
CITY PROJECT #FP24-0015
APRIL 2024

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

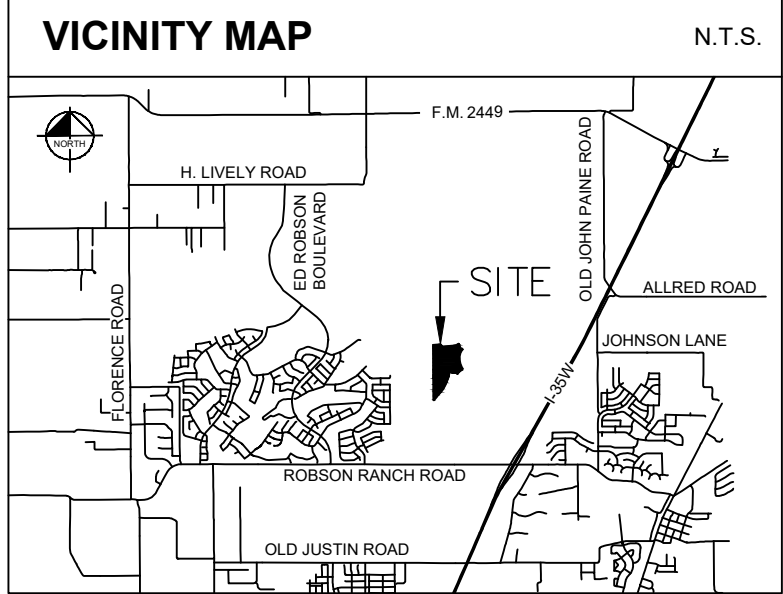
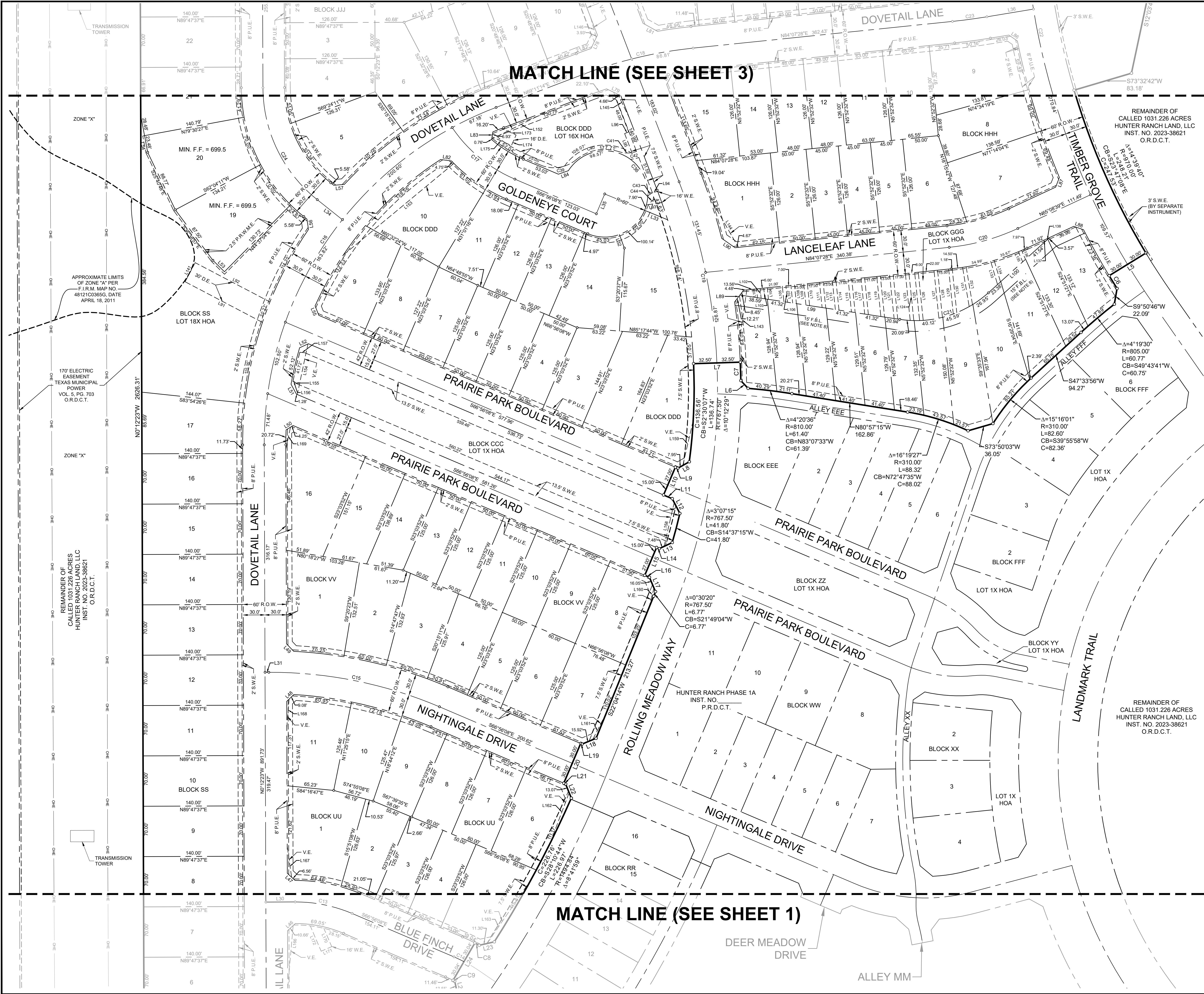
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

OWNER:
Hunter Ranch Land, LLC
9800 Hillwood Pkwy.
Suite 300
Fort Worth, TX 76177
Ph: 972-201-2532
Contact: Brian Carlock

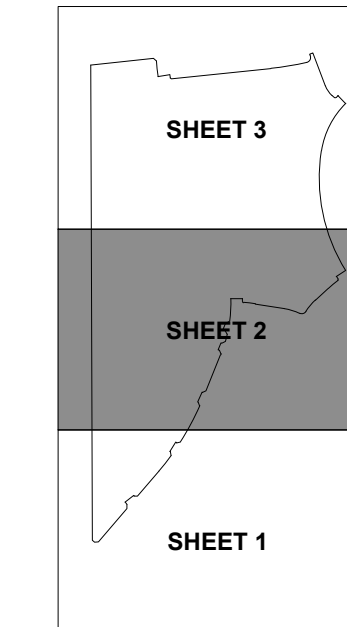
APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Kevin J. Kane, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
Ph: (469)561-2172
Contact: Daniel R. Arthur, RPLS

1. All property corners are 5/8" iron rods with plastic caps stamped "KHA" set, unless otherwise noted.
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983 using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984939269.
3. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0365G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. All lots labeled "HOA" are to be owned and maintained by the Homeowner's Association and/or District.
5. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
6. 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.
7. Block GGG, Lots 2-13 - Fronts of structures shall be oriented towards Block GGG, Lot 1X HOA.
8. Water and wastewater service will be provided by the City of Denton.
9. The purpose of this plat is create 193 lots.



SEE SHEET4 FOR
LINE AND CURVE TABLES,
AND LOT AREA TABLE

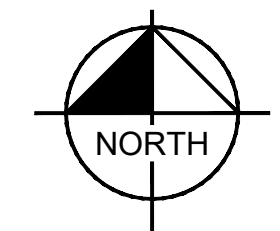


LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	CENTERLINE OF ROAD
---	OVERHEAD UTILITY LINE

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRPC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL	VOLUME
PG.	PAGE
INST.	INSTRUMENT
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D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
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S.S.E.	SANITARY SEWER EASEMENT
P.R.W.M.E.	PRIVATE RETAINING WALL MAINTENANCE EASEMENT
---	MARKER SIGN
---	GUY ANCHOR
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL



FINAL PLAT HUNTER RANCH, PHASE 1D

BLOCK CCC, LOT 1X; BLOCK DDD, LOTS 1-15 & 16X;
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BLOCK TT, LOT 1X; BLOCK UU, LOTS 1-11; BLOCK VV, LOTS 1-16

185 RESIDENTIAL LOTS
8 HOA LOTS

56.100 ACRES
OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994,
CITY OF DENTON,
DENTON COUNTY, TEXAS
CITY PROJECT #FP24-0015
APRIL 2024

Kimley»Horn

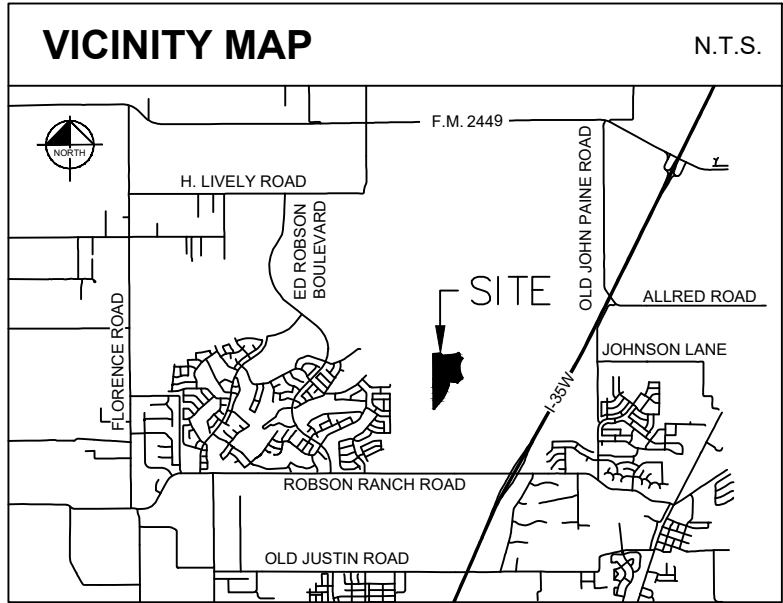
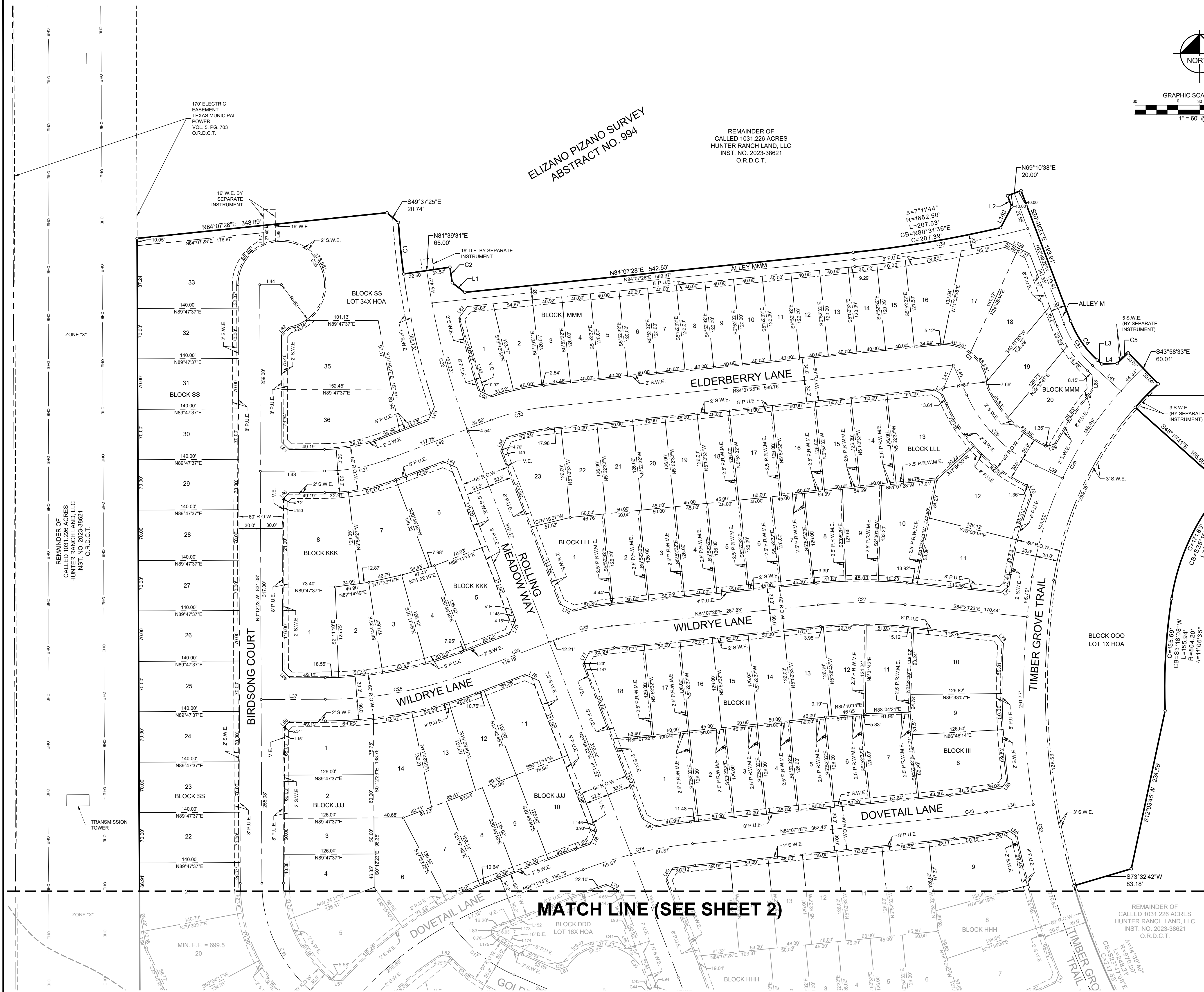
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2024	063226937	2 OF 5

OWNER:
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9800 Hillwood Pkwy,
Suite 300
Fort Worth, TX 76177
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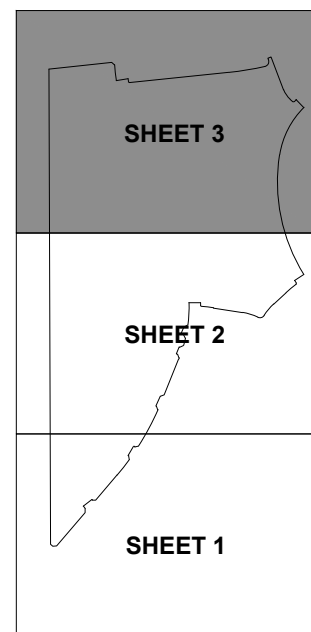
SURVEYOR:
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
Ph: (469) 501-2172
Contact: Daniel R. Arthur, RPLS



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Kimley»Horn

6160 Warren Parkway, Suite 210
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FIRM # 10193822
Tel. No. (972) 335-3580
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LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE					
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.			
BLOCK CCC LOT 1X HOA	0.931	40,542	BLOCK GGG LOT 9	0.183	7,975	BLOCK III LOT 6	0.144	6,277	BLOCK JJJ LOT 13	0.178	7,739	BLOCK LLL LOT 16	0.174	7,560	BLOCK MMM LOT 18	0.209	9,124	BLOCK SS LOT 22	0.225	9,800	BLOCK UU LOT 10	0.187	8,161
BLOCK DDD LOT 1	0.276	12,034	BLOCK GGG LOT 10	0.188	8,196	BLOCK III LOT 7	0.191	8,322	BLOCK JJJ LOT 14	0.217	9,457	BLOCK LLL LOT 17	0.174	7,560	BLOCK MMM LOT 19	0.168	7,327	BLOCK SS LOT 23	0.225	9,800	BLOCK UU LOT 11	0.227	9,871
BLOCK DDD LOT 2	0.213	9,292	BLOCK GGG LOT 11	0.167	7,294	BLOCK III LOT 8	0.245	10,675	BLOCK KKK LOT 1	0.217	9,470	BLOCK LLL LOT 18	0.130	5,670	BLOCK MMM LOT 20	0.194	8,436	BLOCK SS LOT 24	0.225	9,800	BLOCK VV LOT 1	0.283	12,316
BLOCK DDD LOT 3	0.186	8,097	BLOCK GGG LOT 12	0.121	5,285	BLOCK III LOT 9	0.155	6,767	BLOCK KKK LOT 2	0.158	6,888	BLOCK LLL LOT 19	0.130	5,670	BLOCK OOO LOT 1X HOA	2.167	94,405	BLOCK SS LOT 25	0.225	9,800	BLOCK VV LOT 2	0.203	8,840
BLOCK DDD LOT 4	0.143	6,250	BLOCK GGG LOT 13	0.155	6,733	BLOCK III LOT 10	0.248	10,818	BLOCK KKK LOT 3	0.159	6,943	BLOCK LLL LOT 20	0.130	5,670	BLOCK SS LOT 1X HOA	0.186	8,084	BLOCK SS LOT 26	0.225	9,800	BLOCK VV LOT 3	0.196	8,521
BLOCK DDD LOT 5	0.143	6,250	BLOCK HHH LOT 1	0.255	11,092	BLOCK III LOT 11	0.179	7,784	BLOCK KKK LOT 4	0.157	6,820	BLOCK LLL LOT 21	0.145	6,300	BLOCK SS LOT 2	0.439	19,104	BLOCK SS LOT 27	0.225	9,800	BLOCK VV LOT 4	0.181	7,895
BLOCK DDD LOT 6	0.143	6,250	BLOCK HHH LOT 2	0.145	6,300	BLOCK III LOT 12	0.153	6,679	BLOCK KKK LOT 5	0.224	9,755	BLOCK LLL LOT 22	0.145	6,300	BLOCK SS LOT 3	0.339	14,761	BLOCK SS LOT 28	0.225	9,800	BLOCK VV LOT 5	0.143	6,250
BLOCK DDD LOT 7	0.174	7,567	BLOCK HHH LOT 3	0.130	5,670	BLOCK III LOT 13	0.158	6,884	BLOCK KKK LOT 6	0.255	11,109	BLOCK LLL LOT 23	0.217	9,469	BLOCK SS LOT 4	0.255	11,129	BLOCK SS LOT 29	0.225	9,800	BLOCK VV LOT 6	0.172	7,500
BLOCK DDD LOT 8	0.180	7,835	BLOCK HHH LOT 4	0.130	5,670	BLOCK III LOT 14	0.145	6,300	BLOCK KKK LOT 7	0.247	10,760	BLOCK LLL LOT 24	0.142	6,165	BLOCK SS LOT 5	0.225	9,800	BLOCK SS LOT 30	0.225	9,800	BLOCK VV LOT 7	0.220	9,583
BLOCK DDD LOT 9	0.221	9,637	BLOCK HHH LOT 5	0.130	5,670	BLOCK III LOT 15	0.145	6,300	BLOCK KKK LOT 8	0.298	12,993	BLOCK LLL LOT 25	0.132	5,746	BLOCK SS LOT 6	0.225	9,800	BLOCK SS LOT 31	0.225	9,800	BLOCK VV LOT 8	0.214	9,309
BLOCK DDD LOT 10	0.300	13,084	BLOCK HHH LOT 6	0.184	8,029	BLOCK III LOT 16	0.130	5,670	BLOCK LLL LOT 1	0.252	10,989	BLOCK LLL LOT 26	0.111	4,855	BLOCK SS LOT 7	0.225	9,800	BLOCK SS LOT 32	0.225	9,800	BLOCK VV LOT 9	0.172	7,500
BLOCK DDD LOT 11	0.170	7,392	BLOCK HHH LOT 7	0.276	12,004	BLOCK III LOT 17	0.145	6,300	BLOCK LLL LOT 2	0.145	6,300	BLOCK LLL LOT 27	0.110	4,800	BLOCK SS LOT 8	0.225	9,800	BLOCK SS LOT 33	0.328	14,300	BLOCK VV LOT 10	0.143	6,250
BLOCK DDD LOT 12	0.145	6,300	BLOCK HHH LOT 8	0.202	8,812	BLOCK III LOT 18	0.214	9,322	BLOCK LLL LOT 3	0.145	6,300	BLOCK LLL LOT 28	0.110	4,800	BLOCK SS LOT 9	0.225	9,800	BLOCK SS LOT 34X HOA	0.649	28,280	BLOCK VV LOT 11	0.143	6,250
BLOCK DDD LOT 13	0.145	6,300	BLOCK HHH LOT 9	0.254	11,043	BLOCK JJJ LOT 1	0.218	9,483	BLOCK LLL LOT 4	0.130	5,670	BLOCK LLL LOT 29	0.110	4,800	BLOCK SS LOT 10	0.225	9,800	BLOCK SS LOT 35	0.308	13,413	BLOCK VV LOT 12	0.143	6,250
BLOCK DDD LOT 14	0.233	10,157	BLOCK HHH LOT 10	0.190	8,260	BLOCK JJJ LOT 2	0.174	7,560	BLOCK LLL LOT 5	0.130	5,670	BLOCK LLL LOT 30	0.110	4,800	BLOCK SS LOT 11	0.225	9,800	BLOCK SS LOT 36	0.285	12,416	BLOCK VV LOT 13	0.143	6,250
BLOCK DDD LOT 15	0.303	13,198	BLOCK HHH LOT 11	0.182	7,938	BLOCK JJJ LOT 3	0.145	6,300	BLOCK LLL LOT 6	0.130	5,670	BLOCK LLL LOT 31	0.110	4,800	BLOCK SS LOT 12	0.225	9,800	BLOCK TT LOT 1X HOA	1.085	47,266	BLOCK VV LOT 14	0.150	6,547
BLOCK DDD LOT 16X HOA	0.350	15,248	BLOCK HHH LOT 12	0.139	6,048	BLOCK JJJ LOT 4	0.199	8,654	BLOCK LLL LOT 7	0.130	5,670	BLOCK LLL LOT 32	0.110	4,800	BLOCK SS LOT 13	0.225	9,800	BLOCK UU LOT 1	0.274	11,933	BLOCK VV LOT 15	0.198	8,641
BLOCK GGG LOT 1X HOA	0.389	16,926	BLOCK HHH LOT 13	0.139	6,048	BLOCK JJJ LOT 5	0.263	11,474	BLOCK LLL LOT 8	0.143	6,222	BLOCK LLL LOT 33	0.110	4,800	BLOCK SS LOT 14	0.225	9,800	BLOCK UU LOT 2	0.168	7,305	BLOCK VV LOT 16	0.312	13,599
BLOCK GGG LOT 2	0.135	5,885	BLOCK HHH LOT 14	0.153	6,678	BLOCK JJJ LOT 6	0.221	9,606	BLOCK LLL LOT 9	0.148	6,459	BLOCK LLL LOT 34	0.110	4,800	BLOCK SS LOT 15	0.225	9,800	BLOCK UU LOT 3	0.145	6,300	OERVALL	56.100	2,443,702
BLOCK GGG LOT 3	0.118	5,154	BLOCK HHH LOT 15	0.224	9,743	BLOCK JJJ LOT 7	0.170	7,390	BLOCK LLL LOT 10	0.207	9,034	BLOCK LLL LOT 35	0.110	4,800	BLOCK SS LOT 16	0.225	9,800	BLOCK UU LOT 4	0.145	6,300	ROW DEDICATION	14.662	638,658
BLOCK GGG LOT 4	0.119	5,163	BLOCK III LOT 1	0.263	11,455	BLOCK JJJ LOT 8	0.151	6,586	BLOCK LLL LOT 11	0.241	10,514	BLOCK LLL LOT 36	0.110	4,800	BLOCK SS LOT 17	0.252	10,977	BLOCK UU LOT 5	0.240	10,473			
BLOCK GGG LOT 5	0.119	5,175	BLOCK III LOT 2	0.145	6,300	BLOCK JJJ LOT 9	0.145	6,300	BLOCK LLL LOT 12	0.262	11,410	BLOCK LLL LOT 37	0.110	4,803	BLOCK SS LOT 18X HOA	1.000	43,580	BLOCK UU LOT 6	0.206	8,964			
BLOCK GGG LOT 6	0.119	5,186	BLOCK III LOT 3	0.130	5,670	BLOCK JJJ LOT 10	0.220	9,595	BLOCK LLL LOT 13	0.256	11,159	BLOCK LLL LOT 38	0.111	4,832	BLOCK SS LOT 19	0.271	11,786	BLOCK UU LOT 7	0.174	7,560			
BLOCK GGG LOT 7	0.120	5,213	BLOCK III LOT 4	0.130	5,670	BLOCK JJJ LOT 11	0.218	9,509	BLOCK LLL LOT 14	0.145	6,300	BLOCK LLL LOT 39	0.167	7,295	BLOCK SS LOT 20	0.286	12,455	BLOCK UU LOT 8	0.174	7,560			
BLOCK GGG LOT 8	0.128	5,591	BLOCK III LOT 5	0.145	6,300	BLOCK JJJ LOT 12	0.162	7,065	BLOCK LLL LOT 15	0.145	6,300	BLOCK LLL LOT 40	0.198	8,607	BLOCK SS LOT 21	0.267	11,618	BLOCK UU LOT 9	0.182	7,921			

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S52°40'50"E	21.87'	L41	N22°44'32"E	34.17'	L81	N60°5'00"W	23.02'	L121	N05°52'32"W	60.57'	L161	S26°54'34"W	43.20'
L2	N20°49'22"W	16.32'	L42	N69°11'14"E	153.56'	L82	S82°18'58"E	15.34'	L122	N05°52'32"W	61.86'	L162	S20°43'34"W	76.01'
L3	S47°54'38"E	8.15'	L43	N89°47'37"E	89.19'	L83	N09°27'07"E	10.85'	L123	N05°52'32"W	65.55'	L163	S34°28'01"W	109.07'
L4	N88°02'11"E	21.56'	L44	N89°47'37"E	30.00'	L84	N70°28'57"E	14.71'	L124	N05°52'32"W	66.25'	L164	N31°13'46"E	49.62'
L5	S58°17'36"W	60.00'	L45	N47°54'38"W	53.05'	L85	N36°38'09"E	14.38'	L125	N05°52'32"W	67.03'	L165	S45°53'29"W	30.32'
L6	N43°02'23"W	14.72'	L46	N46°57'28"E	14.71'	L86	S55°18'41"E	14.38'	L126	N05°52'32"W	67.29'	L166	S04°58'03"W	66.71'
L7	S88°08'40"W	65.01'	L47	S47°22'15"E	14.71'	L87	S21°07'05"W	14.38'	L127	N05°52'32"W	66.47'	L167	S08°09'25"E	43.18'
L8	S60°36'55"W	18.28'	L48	S46°17'13"W	13.77'	L88	S70°49'46"E	14.38'	L128	N05°52'32"W	65.83'	L168	S04°44'50"W	39.38'
L9	N66°56'08"W	3.67'	L49	S43°51'17"E	14.47'	L89	N37°38'25"E	20.66'	L129	N05°52'32"W	62.74'	L169	S11°51'55"W	31.45'
L10	S23°03'52"W	42.00'	L50	S57°59'52"W	11.45'	L90	N54°57'03"W	22.67'	L130	N05°52'32"W	61.37'	L170	S23°15'57"E	27.79'
L11	S66°56'08"E	13.16'	L51	N28°43'05"W	15.71'	L91	S62°17'08"E	121.37'	L131	N09°33'14"W	55.31'	L171	N66°44'03"E	16.00'
L12	S27°13'03"E	23.08'	L52	S65°04'09"W	13.38'	L92	S62°17'08"E	117.40'	L132	N09°33'14"W	53.35'	L172	S23°15'57"E	38.36'
L13	S64°54'10"W	20.01'	L53	S45°22'06"E	22.66'	L93	N81°03'12"E	21.63'	L133	N16°29'49"W	33.55'	L173	S65°48'46"E	22.30'
L14	N66°56'08"W	4.02'	L54	N10°39'26"W	51.96'	L94	N81°03'12"E	13.90'	L134	N16°29'49"W	31.11'	L174	S24°11'14"W	16.00'
L15	S23°03'52"W	42.00'	L55	S21°45'30"E	14.10'	L95	N21°04'22"W	29.85'	L135	N23°33'30"W	15.19'	L175	N65°48'46"W	29.46'
L16	S66°56'08"E	7.10'	L56	S08°23'29"E	14.60'	L96	S68°55'38"W	6.00'	L136	N23°33'30"W	13.47'			
L17	S22°57'54"E	21.59'	L57	N85°23'42"E	14.60'	L97	S00°12'23"E	17.35'	L137	S24°51'21"E	2.76'			
L18	S67°34'03"W	21.03'	L58	N44°47'37"E	14.14'	L98	S00°12'23"E	24.52'	L138	S24°51'21"E	1.21'			
L19	N66°56'08"W	2.11'	L59	S45°12'23"E	14.14'	L99	S81°19'55"E	41.32'	L139	S62°12'26"E	20.25'			
L20	S23°03'52"W	60.00'	L60	S44°47'37"W	14.14'	L100	N47°57'29"E	46.40'	L140	N27°50'10"E	33.03'			
L21	S66°56'08"E	2.89'	L61	S45°12'23"E	14.14'	L101	N05°52'32"W	12.31'	L141	N27°42'52"E	30.00'			
L22	S21°44'25"E	21.14'	L62	N42°22'32"E	14.71'	L102	N05°52'32"W	13.61'	L142	N19°02'05"W	111.57'			
L23	S77°08'53"W	21.49'	L63	N25°13'41"E	21.59'	L103	N05°52'32"W	14.91'	L143	S08°29'24"W	73.32'			
L24	S30°18'03"W	60.08'	L64	S65°56'34"E	21.26'	L104	N05°52'32"W	16.20'	L144	S29°49'56"E	81.68'			
L25	S11°54'45"E	20.17'	L65	S24°32'57"W	20.98'	L105	N05°52'32"W	21.65'	L145	N26°08'11"W	36.29'			
L26	N88°45'10"W	18.93'	L66	S64°16'19"E	20.96'	L106	N05°52'32"W	22.95'	L146	N15°30'37"W	29.40'			
L27	S52°28'30"W	60.08'	L67	S36°16'54"W	20.13'	L107	N05°52'32"W	24.77'	L147	S15°28'16"E	32.26'			
L28	S00°16'36"E	22.75'	L68	S03°51'26"E	21.56'	L108	N05°52'32"W	26.06'	L148	N15°33'17"W	30.56'			
L29	N49°37'04"W	16.30'	L69	N72°14'31"E	14.60'	L109	N05°52'32"W	29.44'	L149	S15°27'56"E	34.40'			
L30	N89°47'37"E	40.79'	L70	S21°32'40"E	14.60'	L110	N05°52'32"W	30.73'	L150	S04°43'14"W	38.88'			
L31	N89°47'37"E	5.29'	L71	S60°04'27"E	16.22'	L111	N05°52'32"W	35.14'	L151	S04°05'25"W	50.43'			
L32	N19°56'16"W	20.00'	L72	N51°38'03"E	14.38'	L112	N05°52'32"W	36.44'	L152	N63°28'43"E	90.35'			
L33	N67°41'03"W	34.62'	L73	S40°18'48"E	14.38'	L113	N05°52'32"W	39.81'	L153	S50°20'56"W	200.09'			
L34	N51°29'54"W	44.73'	L74	N63°32'19"W	22.13'	L114	N05°52'32"W	41.11'	L154	S11°51'55"W	71.88'			
L35	N23°03'52"E	30.00'	L75	S24°03'26"W	21.17'	L115	N05°52'32"W	45.52'	L155	S46°39'02"E	3.62'			
L36	N80°39'44"E	65.59'	L76	S65°56'34"E	21.26'	L116	N05°52'32"W	46.82'	L156	S81°05'16"E	1.92'			
L37	N89°47'37"E	89.19'	L77	N27°01'07"E	20.04'	L117	N05°52'32"W	50.19'	L157	N84°48'56"W	6.92'			
L38	N69°11'14"E	131.40'	L78	S25°23'24"W	20.66'	L118	N05°52'32"W	51.49'	L158	S13°00'23"W	62.56'			
L39	S64°39'04"E	40.51'	L79	S46°27'15"E	19.81'	L119	N05°52'32"W	55.90'	L159	S13°00'23"W	64.62'			
L40	S24°16'21"E	45.24'	L80	S29°35'36"W	21.00'	L120	N05°52'32"W	57.19'	L160	S14°08'46"W	26.68'			

OWNERS' CERTIFICATE

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

WHEREAS HR 3200, LP, is the owner of a tract of land situated in the Elizano Pizano Survey, Abstract No. 994, City of Denton, Denton County, Texas, and being a portion of a called 1,031.226 acre tract of land described in a Limited Warranty Deed to Hunter Ranch Land, LLC., as recorded in Instrument No. 2023-38621 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set on the west of a corner clip at the intersection of the westerly right-of-way line of Rolling Meadow Way, a 60-foot wide right-of-way as dedicated in Instrument No. _____ of the Plat Records of Denton County, Texas, with the easterly right-of-way line of Sagehawk Drive, a 60-foot wide right-of-way line as dedicated in Instrument No. _____ of the Plat Records of Denton County, Texas, same also being in the northerly line of Hunter Ranch Phase 1B, an addition to the City of Denton, Denton County, Texas according to the Final Plat thereof recorded in Instrument No. _____ of the Plat Records of Denton County, Texas;

THENCE North 49°37'04" West, departing said corner clip, along the easterly right-of-way line of said Sagehawk Drive and along the northerly line of said Hunter Ranch Phase 1B, a distance of 16.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly line of an existing 170-foot wide Texas Municipal Power Agency Electric Easement, recorded in Volume 5, Page 703 of the Official Records of Denton County, Texas;

THENCE departing the easterly right-of-way line of said Sagehawk Drive and the northerly line of said Hunter Ranch Phase 1B, along the easterly line of said 170-foot wide electric easement, and crossing said 1,031.226 acre tract, the following courses and distances:

North 00°12'23" West, a distance of 2,626.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 84°07'28" East, a distance of 348.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 49°37'25" East, a distance of 20.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,032.50 feet, a central angle of 03°59'56", and a chord bearing and distance of South 05°47'13" East, 72.05 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 72.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 81°39'31" East, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 976.50 feet, a central angle of 01°16'48", and a chord bearing and distance of South 08°23'42" East, 21.81 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 21.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 52°40'50" East, a distance of 21.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 84°07'28" East, a distance of 542.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,652.50 feet, a central angle of 07°11'44", and a chord bearing and distance of North 80°31'36" East, 207.39 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 207.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 27°50'10" East, a distance of 33.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 20°49'22" West, a distance of 16.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 69°10'38" East, a distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°49'22" East, a distance of 193.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 140.00 feet, a central angle of 27°05'15", and a chord bearing and distance of South 34°22'00" East, 65.57 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 66.19 feet to 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°54'38" East, a distance of 8.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°02'11" East, a distance of 21.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 530.00 feet, a central angle of 02°18'47", and a chord bearing and distance of North 45°56'56" East, 21.39 feet;

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 21.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°58'33" East, a distance of 60.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 470.00 feet, a central angle of 05°34'17", and a chord bearing and distance of South 44°27'28" West, 45.68 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 45.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 48°19'41" East, a distance of 165.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 304.20 feet, a central angle of 32°48'54", and a chord bearing and distance of South 25°15'52" West, 171.85 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 174.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left with a radius of 804.20 feet, a central angle of 11°06'35", and a chord bearing and distance of South 03°18'08" West, 155.69 feet;

In a southwesterly direction, with said compound curve to the left, an arc distance of 155.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 12°03'45" West, a distance of 224.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°32'42" West, a distance of 83.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 970.00 feet, a central angle of 14°39'40", and a chord bearing and distance of South 23°47'08" East, 247.53 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 248.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northernmost northeast corner of Hunter Ranch Phase 1A, an addition to the City of Denton, Denton County, Texas according to the Final Plat thereof recorded in Instrument No. _____ of the Plat records of Denton County, Texas;

THENCE along the northerly line of said Hunter Ranch Phase 1A, the following courses and distances:

South 58°17'36" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,030.00 feet, a central angle of 01°09'51", and a chord bearing and distance of South 31°43'57" East, 20.93 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 20.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 09°50'46" West, a distance of 22.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 805.00 feet, a central angle of 04°19'30", and a chord bearing and distance of South 49°43'41" West, 60.75 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 60.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°33'56" West, a distance of 94.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 310.00 feet, a central angle of 15°16'01", and a chord bearing and distance of South 39°55'58" West, 82.36 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 82.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°50'03" West, a distance of 36.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 310.00 feet, a central angle of 16°19'27", and a chord bearing and distance of North 72°47'35" West, 88.02 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 88.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 80°57'15" West, a distance of 162.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 810.00 feet, a central angle of 04°20'36", and a chord bearing and distance of North 63°07'33" West, 61.39 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 61.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°02'23" West, a distance of 14.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 832.50 feet, a central angle of 01°46'17", and a chord bearing and distance of North 01°39'29" West, 25.74 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 25.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°08'40" West, a distance of 65.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northernmost northwest corner of said Hunter Ranch Phase 1A, same being at the beginning of a non-tangent curve to the right with a radius of 767.50 feet, a central angle of 10°12'29", and a chord bearing and distance of South 02°30'07" West, 136.56 feet;

THENCE along the westerly line of said Hunter Ranch Phase 1A and along the westerly line of said Hunter Ranch Phase 1B, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 136.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 60°36'55" West, a distance of 18.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 66°56'08" West, a distance of 3.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 23°03'52" West, a distance of 42.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 66°56'08" East, a distance of 13.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 27°13'03" East, a distance of 23.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 767.50 feet, a central angle of 03°07'15", and a chord bearing and distance of South 14°37'15" West, 41.80 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 41.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 64°54'10" West, a distance of 20.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 66°56'08" West, a distance of 4.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 23°03'52" West, a distance of 42.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 66°56'08" East, a distance of 7.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 22°57'54" East, a distance of 21.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 767.50 feet, a central angle of 00°30'20", and a chord bearing and distance of South 21°49'04" West, 6.77 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 6.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 22°04'14" West, a distance of 213.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 67°34'03" West, a distance of 21.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 66°56'08" West, a distance of 2.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 23°03'52" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 66°56'08" East, a distance of 2.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 21°44'25" East, a distance of 21.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,494.84 feet, a central angle of 08°41'59", and a chord bearing and distance of South 28°10'44" West, 226.76 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 226.97 feet to a point for corner;

South 77°08'53" West, a distance of 21.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 230.00 feet, a central angle of 01°42'57", and a chord bearing and distance of North 61°20'00" West, 6.89 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 6.89 feet to a point for corner;

South 30°18'03" West, a distance of 60.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 170.00 feet, a central angle of 00°53'11", and a chord bearing and distance of South 62°37'42" East, 2.63 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 2.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°54'45" East, a distance of 20.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,467.50 feet, a central angle of 04°15'28", and a chord bearing and distance of South 38°15'12" West, 109.03 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 109.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 40°22'56" West, a distance of 182.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°45'10" West, a distance of 18.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 170.00 feet, a central angle of 01°11'05", and a chord bearing and distance of North 34°44'42" West, 3.52 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 3.52 feet to a point for corner;

South 52°28'30" West, a distance of 60.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 230.00 feet, a central angle of 04°02'35", and a chord bearing and distance of South 37°03'16" East, 16.23 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 16.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°16'36" East, a distance of 22.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 40°22'56" West, a distance of 241.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°22'56" West, a distance of 21.21 feet to the **POINT OF BEGINNING** and containing 56.100 acres (2,443,702 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **HUNTER RANCH LAND, LLC**, does hereby adopt this plat designating the herein described property as **HUNTER RANCH, PHASE 1D**, an addition in Denton County, Texas, and does hereby dedicate to the public use forever, the streets, alleys, and easements for drainage and utilities shown thereon.

Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this _____ day of _____, 20__.

BY: **Hunter Ranch Land,**
a Texas limited liability company

TITLE

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

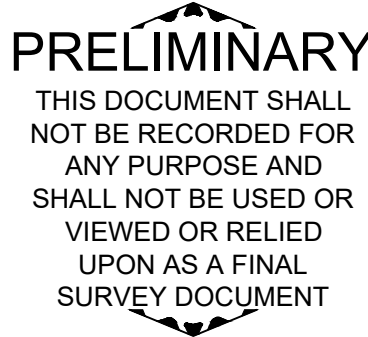
My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel R. Arthur, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

Daniel R. Arthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone 469-501-2172



STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

My Commission Expires: _____

FINAL PLAT
HUNTER RANCH, PHASE 1D

BLOCK CCC, LOT 1X; BLOCK DDD, LOTS 1-15 & 16X;
BLOCK GGG, LOTS 1X & 2-13; BLOCK HHH, LOTS 1-15; BLOCK III, LOTS 1-18;
BLOCK JJJ, LOTS 1-14; BLOCK KKK, LOTS 1-8; BLOCK LLL, LOTS 1-23;
BLOCK MMM, LOTS 1-20; BLOCK OOO, LOT 1X;
BLOCK SS, LOTS 1X, 2-17, 18X, 19-33, 34X & 35-36;
BLOCK TT, LOT 1X; BLOCK UU, LOTS 1-11; BLOCK VV, LOTS 1-16

185 RESIDENTIAL LOTS
8 HOA LOTS

56.100 ACRES
OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994,
CITY OF DENTON,
DENTON COUNTY, TEXAS
CITY PROJECT #FP24-0015
APRIL 2024

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APRIL 2024	063226937	5 OF 5
OWNER: Hunter Ranch Land, LLC 9800 Hillwood Pkwy, Suite 300 Fort Worth, TX 76177 Ph: 972-201-2932 Contact: Brian Carlock APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Kevin J. Kane, P.E. SURVEYOR: Kimley-Horn and Associates, Inc. 400 North Oklahoma Drive, Suite 105 Celina, TX 75009 Ph: (469) 501-2172 Contact: Daniel R. Arthur, RPLS					



May 3, 2024

Ms. Cameron Robertson
City of Denton
Development Services
401 N. Elm Street
Denton, Texas 76201

Re: *Hunter Ranch Phase 1D Final Plat (FP24-0015)*
 30-Day Extension Request

Dear Ms. Robertson:

As representative for the referenced project, I respectfully request a 30-Day Extension for the referenced application.

Please contact me at (972-731-3804) or kevin.kane@kimley-horn.com with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Kevin J. Kane".

Kevin J. Kane, P.E.
Senior Project Manager

Copy: Patrick Cowden, Andrew Pieper, Gena Terrell, Angie Mastrocola

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

Filing Number: 804757571
Original Date of Filing: October 5, 2022
Formation Date: N/A
Tax ID: 32086637199
Duration: Perpetual

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

Name: Hunter Ranch Land, LLC
Address: 3000 TURTLE CREEK BLVD
DALLAS, TX 75219-6268 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name		Address			Inactive Date	
Stephen D Parker		3000 Turtle Creek Blvd Dallas, TX 75219 USA				

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

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



City of Denton

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

Legislation Text

File #: FP24-0017, **Version:** 1

AGENDA CAPTION

Consider a request by Denton Mayhill / Quail Creek Investment, LLC, for a Final Plat of the Jefferson Mayhill Addition. The 39.782-acre site is generally located west of Mayhill Road, approximately 850 feet south of Roy Road, in the City of Denton, Denton County, Texas. (FP24-0017, Jefferson Mayhill Addition, Mia Hines).



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: May 15, 2024

SUBJECT

Consider a request by Denton Mayhill / Quail Creek Investment, LLC, for a Final Plat of the Jefferson Mayhill Addition. The 39.782-acre site is generally located west of Mayhill Road, approximately 850 feet south of Roy Road, in the City of Denton, Denton County, Texas. (FP24-0017, Jefferson Mayhill Addition, Mia Hines).

BACKGROUND

The purpose of this Final Plat is to facilitate an approximately 415-unit multifamily development on the subject property across 5 lots. Right-of-way dedication is proposed to extend Hudsonwood Drive and Somerset Road. New easements are proposed to allow for the extension of public utilities and sidewalks, but no established easements are proposed to be abandoned by this plat. The parcel is partially zoned Mixed-Use Regional (MR) and partially zoned Mixed-Use Neighborhood (MN). The applicant proposes to develop the property in two phases.

The applicant's utility plans indicate the intent to connect to existing water and sewer lines within the existing Hudsonwood Drive and Somerset Road rights-of-way. Additionally, the applicant proposes to dedicate a detention easement and construct a detention pond to satisfy the City's drainage requirements.

Date Application Filed:	April 16, 2024
Planning & Zoning Commission Meeting:	May 15, 2024
Days in Review:	29 Days

This is the **first** extension request received for this plat.

This application is being considered under (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (see Exhibit 6). The requested extension could be granted to a date certain of June 12, 2024.

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this Final Plat as it does not meet the established criteria for approval. However, Staff has no objection to the requested one-time 30-day extension to a date certain of June 12, 2024. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
January 21, 1986	City Council	Rezone from Agriculture to a PF (Ord. 1986-017)	Approved
February 2002	City Council	Rezone from a PD to RCC-D (Citywide) Rezone from a PD to RCR-2	Approved
March 8, 2017	Planning and Zoning Commission	Approval of SUP for multifamily (Ord. 2017-105)	Recommend Approval
March 21, 2017	City Council	Approval of SUP for multifamily (Ord. 2017-105)	Approved
April 10, 2019	Planning and Zoning Commission	Rezone from RCC-D to PF (Citywide) Rezone from RCC-D to MR Rezone from RCR-2 to MR	Recommend Approval
April 23, 2019	City Council	Rezone from RCC-D to PF (Citywide) Rezone from RCC-D to MR Rezone from RCR-2 to MR	Approved
July 19, 2023	Planning and Zoning Commission	Rezone from PF to MR (Z23-0009)	Recommend Approval
August 1, 2023	City Council	Rezone from PF to MR (Z23-0009)	Approved
September 13, 2023	Planning and Zoning Commission	Preliminary Plat (PP23-0019)	Extension Approved (Plat later withdrawn)

PUBLIC OUTREACH

No public outreach is required for preliminary plats.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

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

Prepared by:
Mia Hines, AICP
Senior Planner

Planning Staff Analysis

FP24-0017 / Jefferson Mayhill Addition

Planning & Zoning Commission

REQUEST:

Final plat for an approximately 39.782-acre site

APPLICANT:

Kimley Horn & Associates on behalf of Denton Mayhill / Quail Creek Investment, LLC.

RECOMMENDATION:

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

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
1. Generally				
<p>a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 10px;"> <p>The 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"> 1. In a note describe the purpose of the Final Plat (FPC 1.6) 2. Include the city assigned project number “FP24-0017” in the title block (FPC 2.2) 3. Provide north arrow, graphic scale, and written scale (FPC 2.7) 4. Update the legend to include all abbreviations, graphic symbols, and line types used (add lot lines and remove building line from legend and plat graphic) (FPC 2.12) 5. Depict all overhead electric distribution and transmission line clearance zones intersecting or adjacent to the property (FPC 2.19) 6. Provide a clear 3” x 3” space in the lower right-hand corner of the plat for County filing information (FPC 2.21) 7. Show, label, and dimension all existing easements. If all or portion of an existing platted easement is to be abandoned, label “To be abandoned by this lat.” Indicate abandonments using a hatching pattern (FPC 3.6) 8. For new drainage, detention, and/or floodplain easements refer to DDC Section 7.5.3E, I, J, and N and the Stormwater Design Criteria Manual Section 3.3.5 and 3.9 (FPC 3.7) </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>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"> 9. Show floodplain limits. Note the current effective Flood Insurance Rate Map and any map changes (LOMR, CLOMR, etc.) Show, label, and dimension drainage and floodway easements (FPC 3.12) 10. For new Access Easements or Sidewalk Easements refer to DDC Section 7.8.10, 7.9.5.B, 8.3.2.C, and Transportation Criteria Manual (FPC 3.9) 11. Label the exact location, dimension, and centerline (with dimension from the centerline to edge of existing or proposed ROW) of existing public ROW intersecting or contiguous with its boundary or forming such boundary. Display the centerline of proposed ROW with dimension from centerline to the edge of proposed ROW (FPC 3.15) 12. Label existing and proposed street names, indicate street name breaks with a diamond shape (FPC 3.16) 13. Label and name all existing public street and alley ROW including dimensions on adjacent properties (FPC 4.3) 14. Include metes and bounds legal description for subdivision boundary. Ensure calls and monumentation match plat graphic. Provide a copy of the computer-generated closure report for the metes and bounds description (FPC 5.2) 15. Provide the purpose of the plat in a plat note (5.8) 16. Include specific dedication language for access, utility, and/or floodway/plain and drainage and/or detention easements. Restrictions of easements shall be described on the final plat and approved by the City (FPC 6.2) 			
<p>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>The Final Plat does not meet the review criteria of DDC Section 2.6.4D as described below.</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>There is no conflict.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Prior Approvals				
<p>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
Findings: <div>There are no prior land use approvals, plans, development agreements, or plat approvals in effect on this site. The previously reviewed preliminary plat was withdrawn following the update to the DDC that made Preliminary Plats optional.</div>				
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. The decision-making authority shall weigh competing plan goals, policies, and strategies Findings: <div>There are no competing plan goals, policies, and strategies for this site.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. Findings: <div>The overall goals of the Comprehensive Plan are met with the proposed Final Plat.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings:		<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 to demonstrate compliance with City codes per DDC Section 2.4.4B. The proposed Final Plat does not comply with the following applicable DDC requirements:</p> <ol style="list-style-type: none"> 1. Lot lines shall not split easements (DDC 7.6.7.B) 2. Drainage easements through residential lots shall be placed entirely on one lot. Split lot easements shall not be allowed (DDC 7.5.3.N.4) 3. Include property, business, or homeowner's association covenants as they relate to the maintenance of open space, common areas and facilities (DDC 8.3.2.D and DDC 7.10.4.C.2) 4. A drainage or floodplain easement shall be dedicated as a single lot to the city, a homeowner's association, or other legal entity as allowed by DDC subsection 7.5.3 (DDC 7.5.3.I.2.a.ii) 5. Include all bisected easement distances (DDC 2.6.2.C.6.b and 8.4.4) 			
<p>b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings:</p> <p>The Final Plat was submitted at an adequate level of detail but Staff requests additional dimensioning and labeling as noted herein to ensure compliance.</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Compliance with Other Applicable Regulations				
<p>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. Findings:</p> <p>Storm easements must extend 25' beyond the impact of the storm structure. To ensure compliance, the applicant must provide maintenance access to the outfall from the public ROW, which will need to be dedicated as a maintenance access easement (SCM 3.9.B.2.d).</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Consistent with Interlocal and Development Agreements				
<p>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. Findings:</p> <p>There are no development agreements applicable to this proposed Final Plat.</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
7. Minimizes Adverse Environmental Impacts				
<p>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Minimizes Adverse Impacts on Surrounding Property				
<p>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Minimizes Adverse Fiscal Impacts				
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Compliance with Utility, Service, and Improvement Standards				
<p>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p> <p>Findings:</p> <div>The proposed Final Plat is compliant with all applicable regulations.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Provides Adequate Road Systems				
<p>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</p> <p>Findings:</p> <div>The Final Plat is compliant with this criterion.</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
12. Provides Adequate Public Services and Facilities				
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p>Findings:</p> <div>There are adequate facilities to serve the development. Civil engineering plans are under review to ensure adequate infrastructure improvements and extensions.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Rational Phasing Plan				
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p>Findings:</p> <div>There is no phasing involved with this application.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.				
<p>Findings:</p> <div>There is no approved preliminary plat associated with the proposed Final Plat.</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
15. Whether the development will substantially comply with all requirements of this DDC. Findings: <div>As described herein, the Final Plat does not comply with the applicable requirements of the Denton Development Code.</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. Findings: <div>As described herein, the Final Plat does not comply with the applicable technical standards and specifications adopted by the City.</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FP24-0017 Site Location



Esri Community Maps Contributors, UnivNorthTexas, Texas Parks & Wildlife, 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

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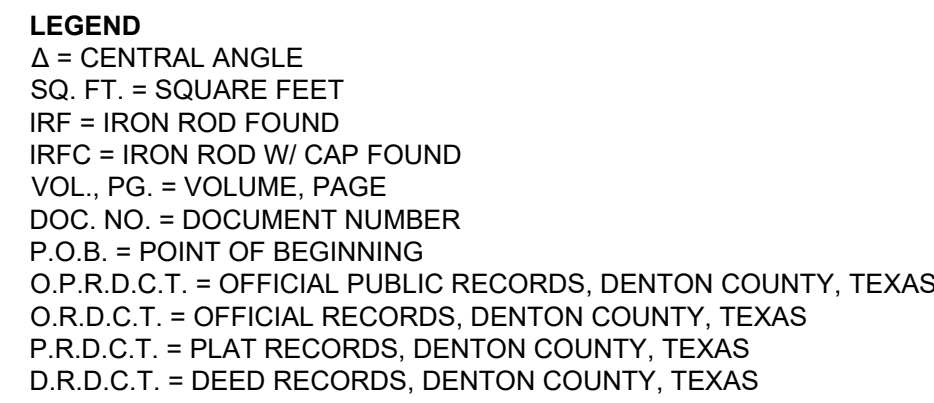
CITY OF DENTON

Development Services • GIS

Date: 4/29/2024

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.




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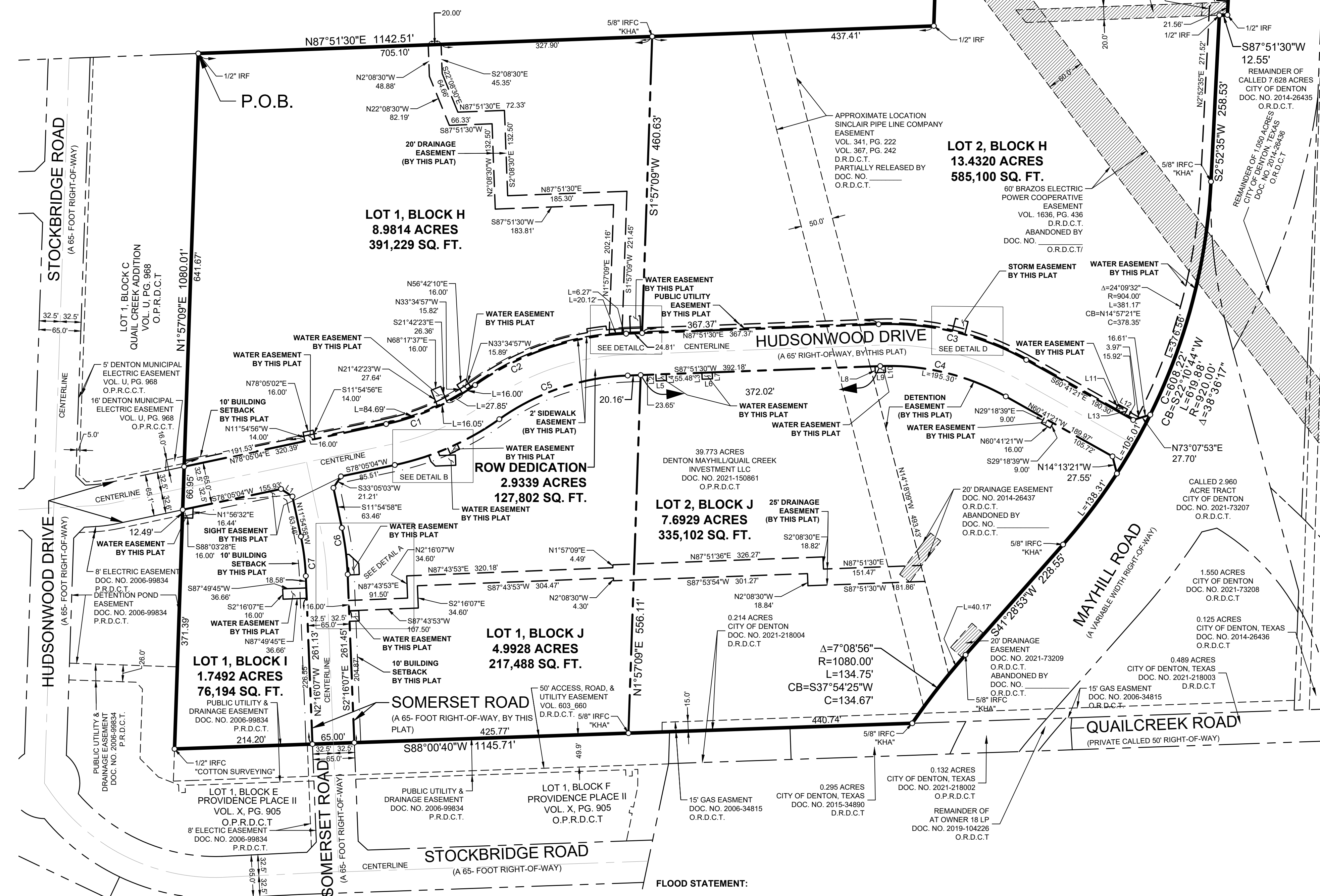


CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	23°30'00"	370.0'	151.76'	N66°20'04"E	150.70'
C2	33°16'26"	432.50'	251.17'	S17°13'17"W	247.66'
C3	31°27'09"	435.00'	238.79'	N76°24'55"W	235.81'
C4	31°27'09"	370.00'	203.11'	N76°24'55"W	200.57'
C5	33°16'26"	367.50'	213.42'	S17°13'17"W	210.44'
C6	9°38'52"	432.50'	72.83'	N07°05'32"E	72.74'
C7	9°38'52"	367.50'	61.88'	N07°05'32"E	61.81'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N56°54'57"W	21.21'	L16	S24°21'14"E	9.05'
L2	N02°08'30"W	10.00'	L17	S65°29'58"W	16.00'
L3	N02°08'30"W	10.00'	L18	N24°21'14"W	9.09'
L4	S02°08'30"E	10.00'			
L5	S87°51'30"W	16.00'			
L6	S87°51'30"W	16.00'			
L7	S02°08'30"E	10.00'			
L8	N02°08'30"W	10.00'			
L9	S88°09'50"W	15.78'			
L10	S01°59'20"E	10.00'			
L11	N29°18'39"E	10.00'			
L12	S60°41'21"E	16.00'			
L13	S29°18'39"W	10.00'			
L14	S20°13'23"E	5.85'			
L15	N87°45'19"E	24.44'			

32.775 ACRES
MAYHILL ROAD ASSOCIATES, LLC
DOC. NO. 2021-159238
O.R.D.C.T

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	CENTERLINE



According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0387H, for Denton County, Texas and incorporated areas, dated 06/19/2020, this property is located within Zone X (UNSHADED)

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

OWNER:
DENTON MAYHILL/QUAIL CREEK
INVESTMENT, LLC
1605 LBJ FWY. STE 700
DALLAS, TX 75234
CONTACT: BRAD PHILLIPS
PHONE: 469-522-4309

1. Water and/or Sewer service will be provided through City of Denton.
2. Preliminary DBH of trees to be preserved is 265.7".
3. Prior to the approval of a final plat the property owner will have a signed encroachment agreement with the owner of the gas easement.
4. All Lot corners are set with a 5/8" iron rods with plastic caps stamped "KHA" unless otherwise stated.
5. See Sheet 2 for Public Utility Easement and Sight Easement Details.
6. See Sheet 3 for Sidewalk Easement Details.
7. Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
8. Acceptable of the drainage features identified on the Preliminary Plat are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Stormwater Design Criteria Manual and Comprehensive Master Drainage Plan.
9. Right of Ingress & Egress: The City of Denton shall have the right of ingress and egress with unrestricted access through subject property to access the drainage and detention easements shown.
10. 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.
11. There is a total of 781.1 inches dbh of protected trees to be preserved on the 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 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 1, Block H – 194.8 inches
(92.3 inches of heritage trees)
(96.5 inches of quality trees)
(13.2 inches of secondary trees)
 - Lot 1, Block I – 63.7 inches
(63.7 inches of quality trees)
 - Lot 1, Block J – 0 inches
 - Lot 1, Block K – 514.5 inches
(409.5 inches of heritage trees)
(92.4 inches of quality trees)
(12.5 inches of non-protected trees)
 - Lot 1, Block L – 0 inches
12. A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4. must be met prior to the release of any permits.
13. Lot owners must be notified by the selling agent/developer that trees receiving preservation credit exist on their lot.

Lot 1, Block H – 194.8 inches
(92.3 inches of heritage trees)
(96.5 inches of quality trees)
(13.2 inches of secondary trees)

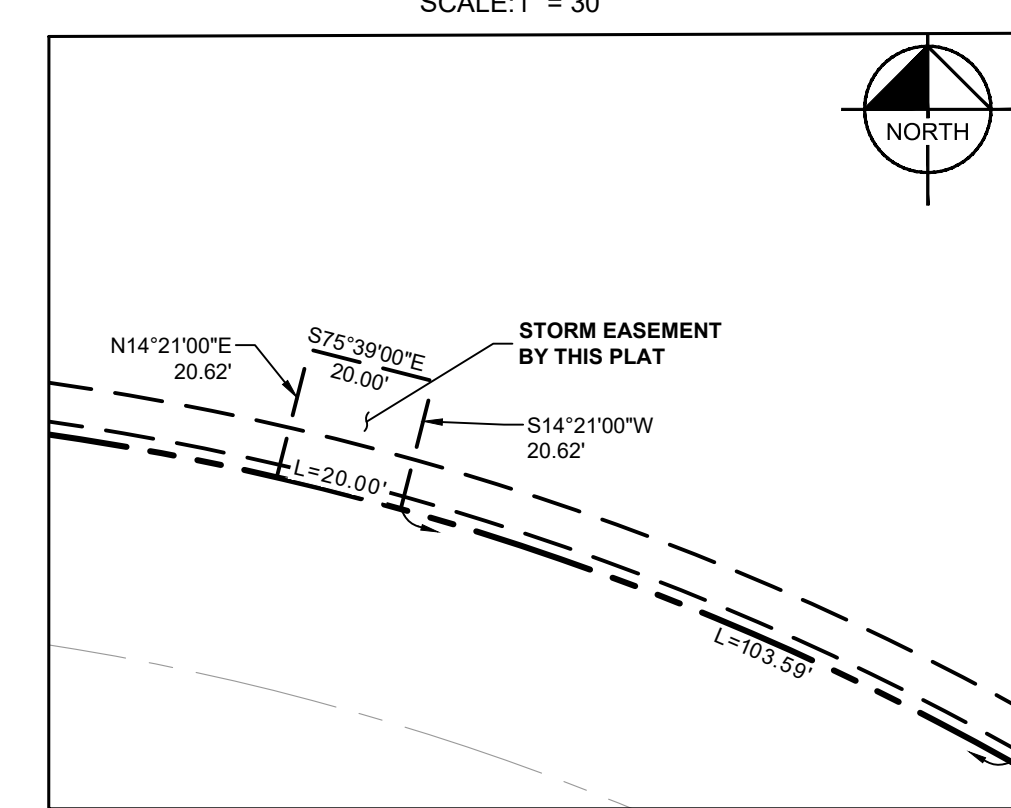
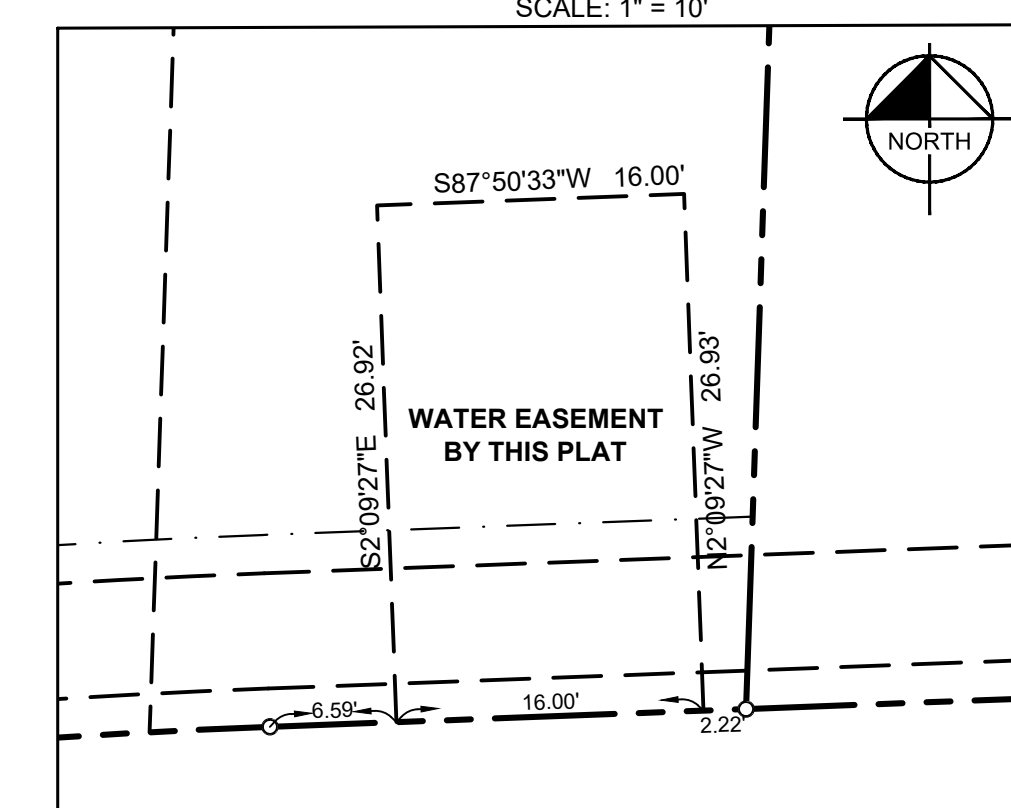
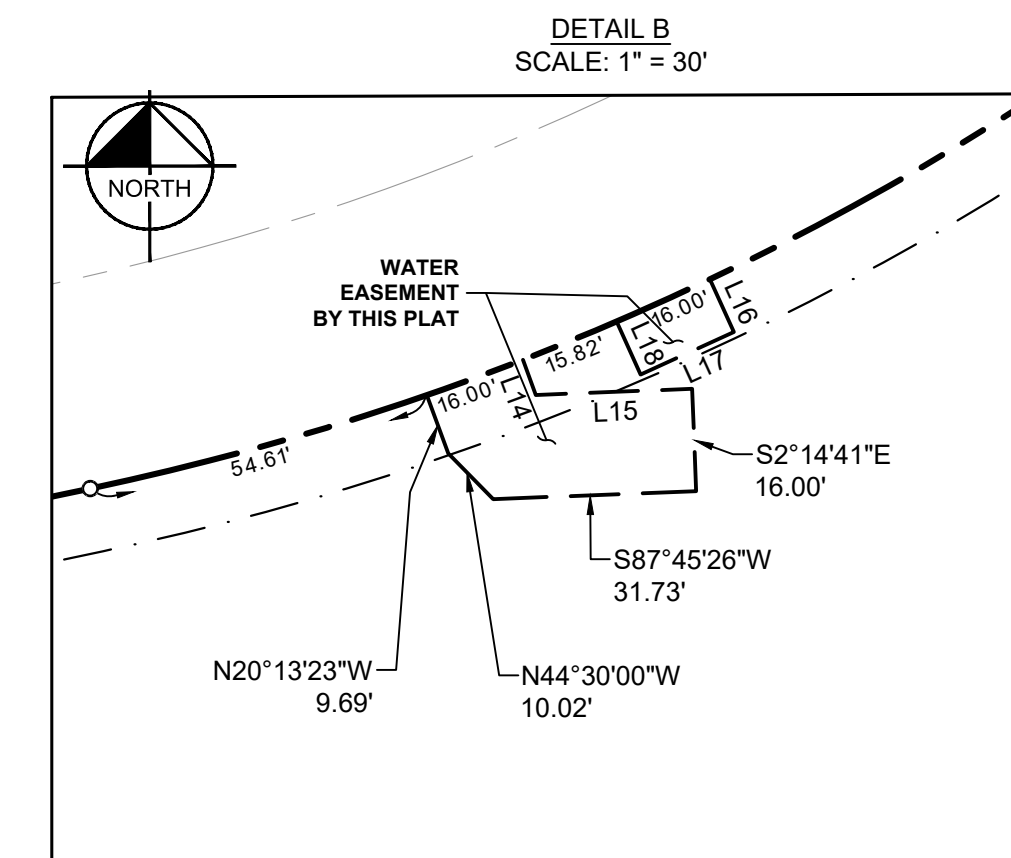
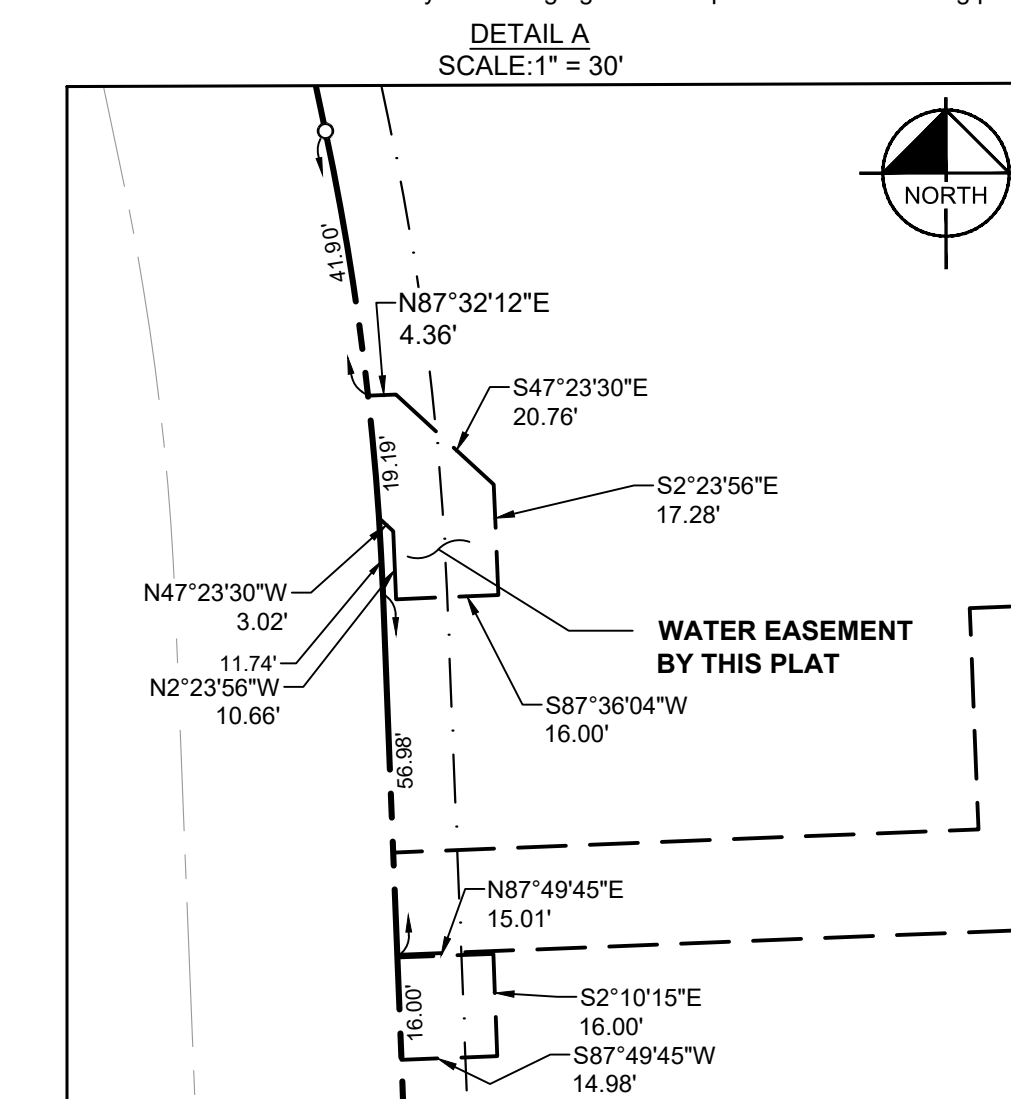
Lot 1, Block I – 63.7 inches
(63.7 inches of quality trees)

Lot 1, Block J – 0 inches

Lot 1, Block K – 514.5 inches
(409.5 inches of heritage trees)
(92.4 inches of quality trees)
(12.5 inches of non-protected trees)

Lot 1, Block L – 0 inches

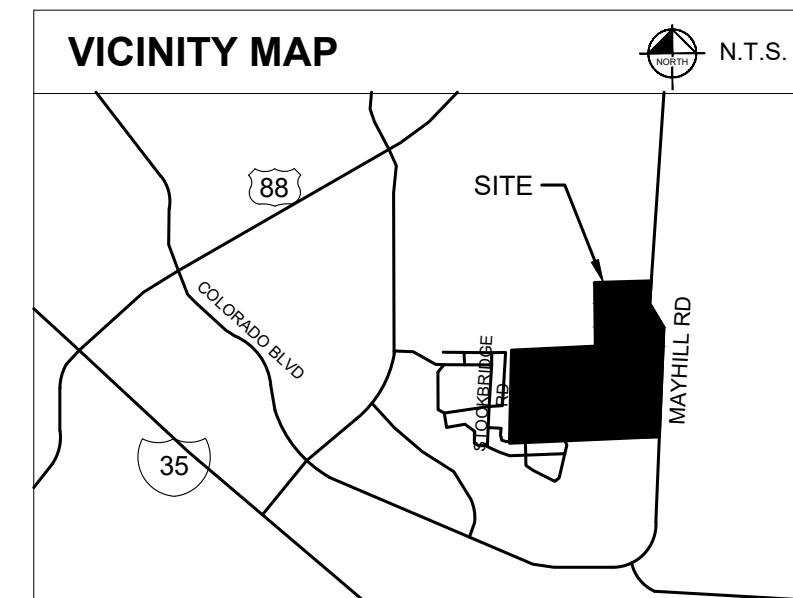
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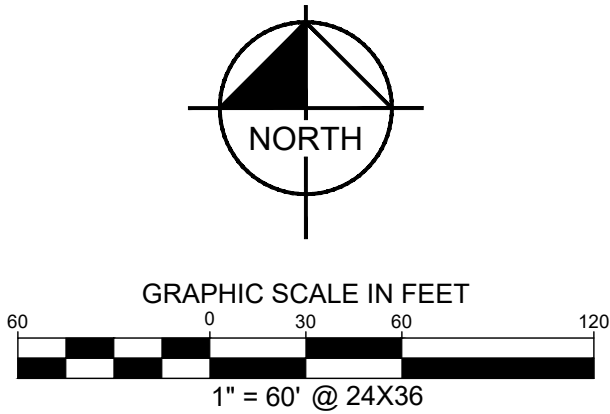


FINAL PLAT
JEFFERSON MAYHILL ADDITION
LOTS 1-2, BLOCK H, LOT 1, BLOCK I,
LOTS 1-2, BLOCK J
BEING 39.7823 ACRES OUT OF THE
DAVID HOUGH SURVEY, ABSTRACT NO. 646
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT NO: FP23-0019

Kimley»»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240			Tel. No. (972) 770-1300 Fax No. (972) 239-3820		
FIRM # 10115500					
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 100'	JZ/JDF	JAD	Apr. 2024	064446544	1 OF 3





LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	CENTERLINE

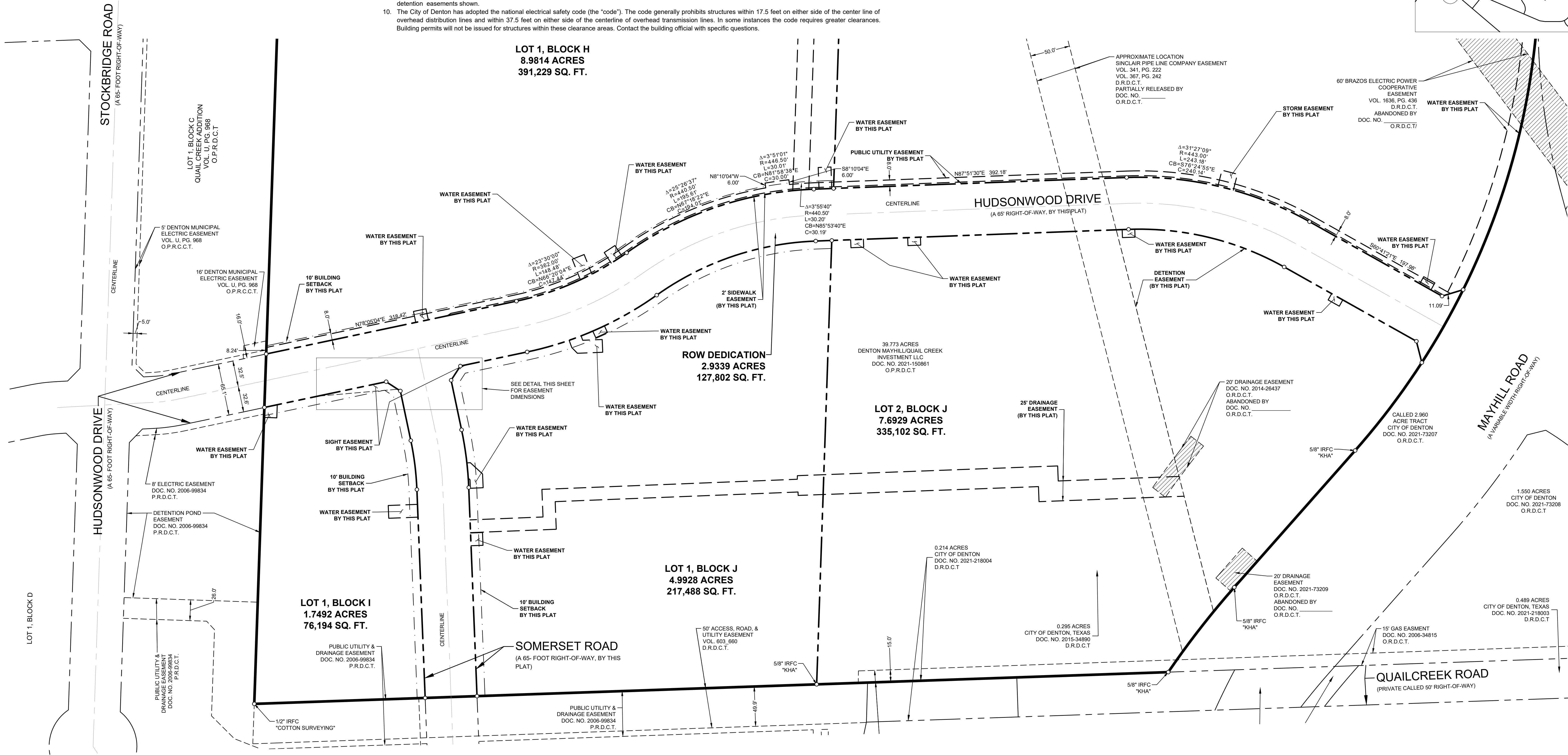
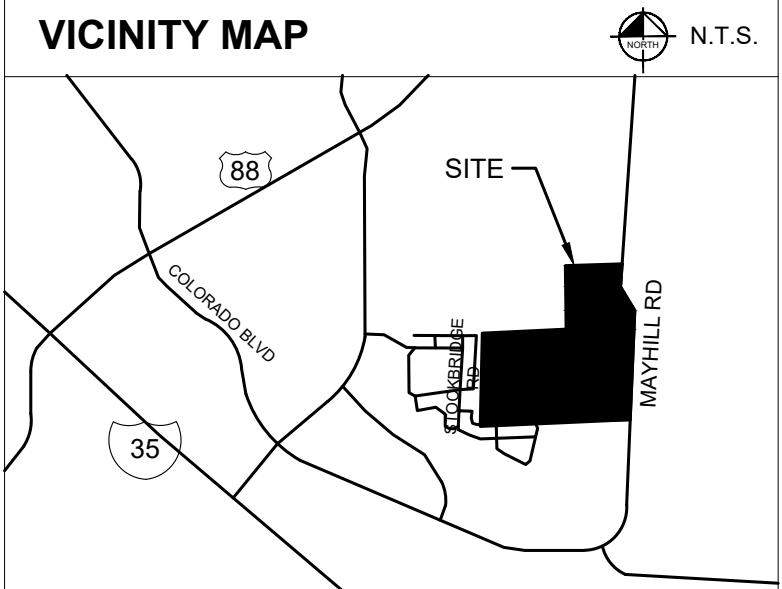
NOTES:

1. Water and/or Sewer service will be provided through City of Denton.
2. Preliminary DBH of trees to be preserved is 265.7".
3. Prior to the approval of a final plat the property owner will have a signed encroachment agreement with the owner of the gas easement.
4. All Lot corners are set with a 5/8" iron rods with plastic caps stamped "KHA" unless otherwise stated.
5. See Sheet 2 for Electric Easement and Sight Easement Details.
6. See Sheet 3 for Sidewalk Easement and Electric Easement Details.
7. Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
8. Acceptable of the drainage features identified on the Preliminary Plat are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Stormwater Design Criteria Manual and Comprehensive Master Drainage Plan.
9. Right of Ingress & Egress: The City of Denton shall have the right of ingress and egress with unrestricted access through subject property to access the drainage and detention easements shown.
10. 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.

IMPORTANT NOTICE:

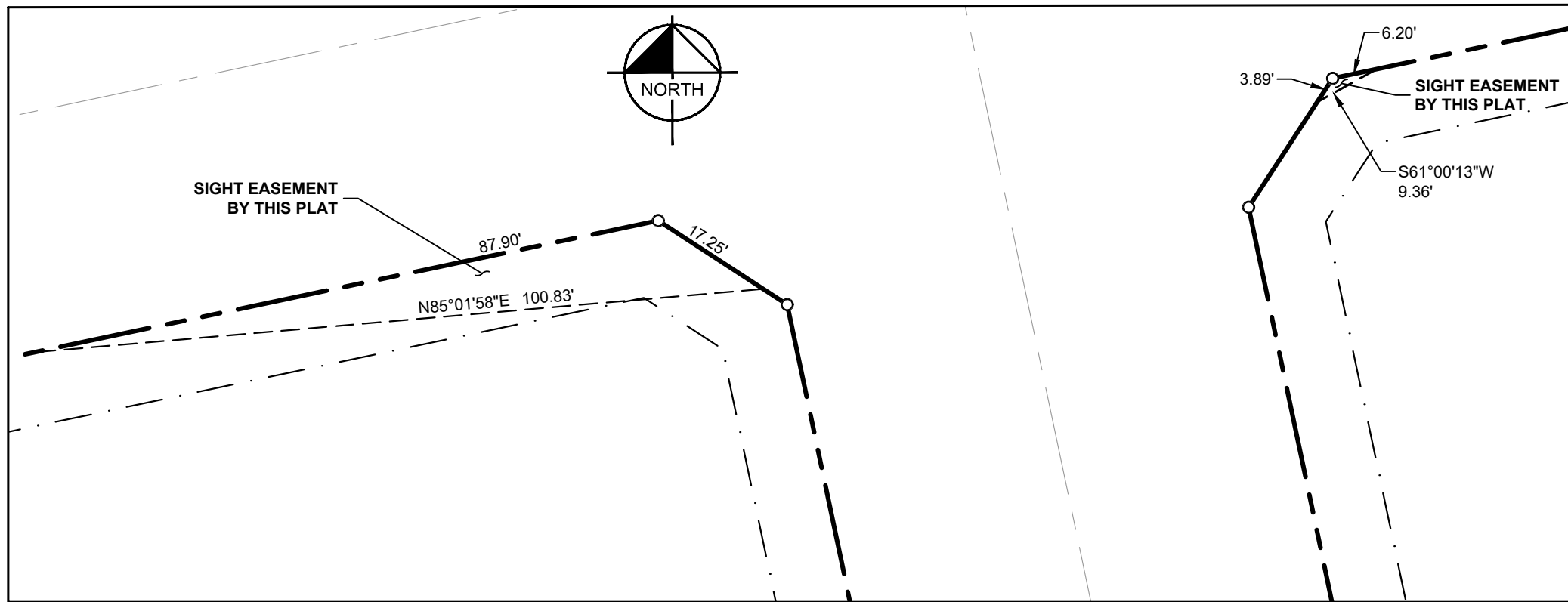
THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES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

VICINITY MAP



LEGEND

Δ = CENTRAL ANGLE
SQ. FT. = SQUARE FEET
IRF = IRON ROD FOUND
IRFC = IRON ROD W/ CAP FOUND
VOL., PG. = VOLUME, PAGE
DOC. NO. = DOCUMENT NUMBER
P.O.B. = POINT OF BEGINNING
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS



SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: ANDY DOBBS, P. L. S.
PHONE: 972-770-1300
EMAIL: andy.dobbs@kimley-horn.com

OWNER:
DENTON MAYHILL/QUAIL CREEK
INVESTMENT, LLC
1605 LBJ FWY. STE 700
DALLAS, TX 75234
CONTACT: BRAD PHILLIPS
PHONE: 469-522-4309

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: MATT LUCAS, P. E.
PHONE: 972-770-1300
EMAIL: matt.lucas@kimley-horn.com

FINAL PLAT
JEFFERSON MAYHILL ADDITION
LOTS 1-2, BLOCK H, LOT 1, BLOCK I,
LOTS 1-2, BLOCK J
BEING 39.7823 ACRES OUT OF THE
DAVID HOUGH SURVEY, ABSTRACT NO. 646
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT NO: FP23-0019

Kimley»Horn					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3620	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JZ/JDF	JAD	Apr. 2024	064446544	2 OF 3

STATE OF TEXAS §
COUNTY OF DENTON §

BEGINNING at a 1/2" iron rod found for the northeast corner of Lot 1, Block C, Quail Creek Addition, an addition to the City of Denton, according to the plat recorded in Volume U, Page 986 of the Plat Records of Denton County, and being the northwest corner of said 39.773 acre tract, in the south line of a called 32.775 acre tract of land described in Special Warranty Deed to Mayhill Road Associates, LLC, as recorded in Document No. 2021-159238 of said Official Records of Denton County, Texas;

North 87°51'30" East, a distance of 1142.51 feet to a 1/2" iron rod found for corner;
North 01°53'11" East, a distance of 333.35 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;
North 88°58'14" East, a distance of 461.15 feet to a 1/2" iron rod found for the northeast corner of said 39.773 acre tract and the northwest corner of a tract of land described in Special Warranty Deed to the City of Denton, as recorded in Document No. 2014-26435 of said Official Public Records, in the west right-of-way line of Mayhill Road (a variable width right-of-way);

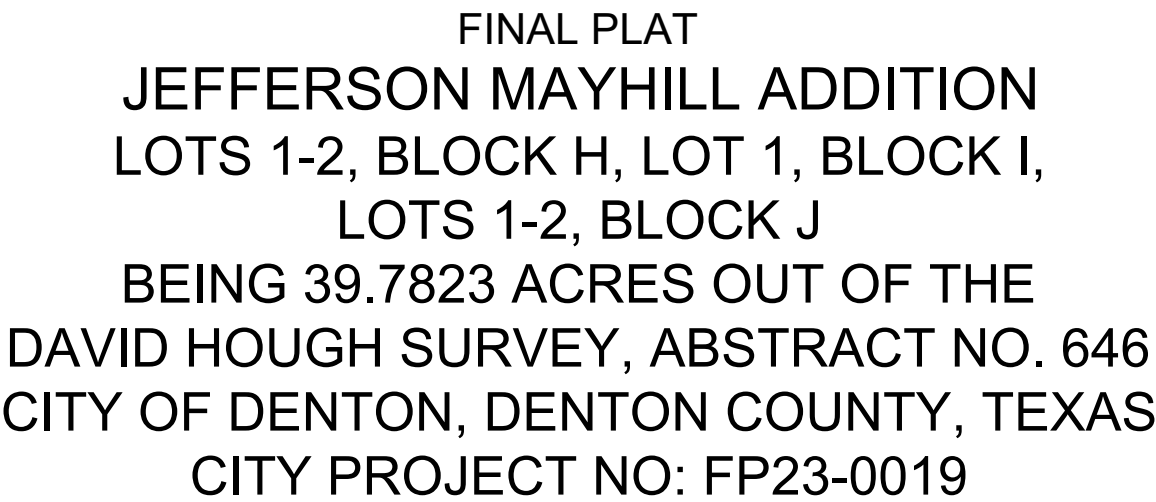
South 02°52'35" West, a distance of 324.82 feet to a 1/2" iron rod found for corner;
 South 87°51'30" West, a distance of 12.55 feet to a 1/2" iron rod found for corner;
 South 02°52'35" West, a distance of 255.53 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the beginning of a tangent curve to the right with a radius of 920.00 feet, a central angle of 38°36'17", and a chord bearing and distance of South 22°10'44" West, 608.22 feet;
 In a southwesterly direction, with said tangent curve to the right, an arc distance of 619.88 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;
 South 41°28'53" West, a distance of 228.55 feet to 5/8" iron rod with red plastic cap stamped "KHA" found for the beginning of a tangent curve to the left with a radius of 1,080.00 feet, a central angle of 07°08'56", and a chord bearing and distance of South 37°54'25" West, 134.67 feet;
 In a southwesterly direction, with said tangent curve to the left, an arc distance of 134.75 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the southeast corner of said 39.773 acre tract in the north line of Lot 1, Block F, Providence Place II, an addition to the City of Denton, according to the plat recorded in Volume X, Page 905 of the Plat Records of Denton County, Texas;

THENCE with the west line of said 39.773 acre tract, North 01°57'09" East, a distance of 1,080.01 feet to the **POINT OF BEGINNING** and containing 1,732,915 square feet or 39.7823 acres of land.

STATE OF TEXAS §
COUNTY OF DENTON §

The area or areas shown on the plat as "Drainage and Detention Easement" shall remain accessible at all times and shall be maintained by Owner(s) of the lot or lots that are traversed by, or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Drainage and Detention Easement or for any damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type within the Drainage and Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Drainage and Detention Easement traversing or adjacent to their property clear and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of nature resulting from failure of facilities within the Drainage and Detention Easement. The City shall have the right to enter upon the Drainage and Detention Easement at any points, or points, to investigate, survey, construct, and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

Chairperson _____ City Secretary _____



SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD, TWO GALLERIA
 OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
 CONTACT: ANDY DOBBS, R.P.L.S.
 PHONE: 972-770-1300
 EMAIL: andy.dobbs@kimley-horn.com

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

Filing Number: 804188102
Original Date of Filing: August 12, 2021
Formation Date: N/A
Tax ID: 32080541389
Duration: Perpetual

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

Name: Denton Mayhill / Quail Creek Investment, LLC
Address: 1603 LYNDON B JOHNSON FWY STE 800
DALLAS, TX 75234-6061 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name		Address			Inactive Date	
National Registered Agents, Inc.		1999 Bryan St., Ste. 900 Dallas, TX 75201-3136 USA				

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

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



May 3, 2024
Mia Hines
Department of Development Services
401 N Elm Street
Denton, Texas 76201

RE: ***Project Number: FP24-0017***

Project Name: Jefferson Mayhill

This letter is being sent to formally request a 30-day extension for the Jefferson Mayhill – Final Plat (FP24-0017).

Sincerely,

A handwritten signature in black ink that reads "Chris Dells".

Chris Dells, P.E.
Kimley-Horn and Associates



City of Denton

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

Legislation Text

File #: S23-0006, Version: 1

AGENDA CAPTION

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 Veterinary Clinic use on approximately 4.89 acres of land, generally located on the south side of Teasley Lane, approximately 525 feet west of Pennsylvania Drive, in the City of Denton, Denton County, Texas. (S23-0006, Wright Denton Teasley, Ashley Ekstedt) THE APPLICANT IS REQUESTING TO POSTPONE THIS ITEM TO THE MAY 29, 2024 MEETING.



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: May 15, 2024

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for a Veterinary Clinic use on approximately 4.89 acres of land, generally located on the south side of Teasley Lane, approximately 525 feet west of Pennsylvania Drive, in the City of Denton, Denton County, Texas. (S23-0006, Wright Denton Teasley, Ashley Ekstedt) THE APPLICANT IS REQUESTING TO POSTPONE THIS ITEM TO THE MAY 29, 2024 MEETING.

BACKGROUND

Consider a request by Stephen Pereff with Pereff Development Group, representing the property owner, Hickory & Grace Properties, LLC, for a Specific Use Permit (SUP) to allow for a Veterinary Clinic use. The subject property is zoned Residential 2 (R2). In the R2 zoning district, a Veterinary Clinic use is allowed with an approved Specific Use Permit.

The subject property is an approximately 5-acre site located on the south side of Teasley Lane, approximately 525 feet west of Pennsylvania Drive. The property is located along a TxDOT roadway and is encumbered by several easements along the front of the property. The proposed development will consist of a 3,946 square foot building with a fenced yard. A new right-of-way will be dedicated off of Teasley Road with access to the Veterinary Clinic provided from this new right-of-way. The Site Plan provided as Exhibit 7 shows the proposed location of the building and proposed right-of-way.

The applicant has requested to postpone this item to the May 29, 2024 meeting to continue to address neighborhood concerns raised at a neighborhood meeting held on May 1, 2024. If this item is being postponed to a date certain, notification will not be required for the May 29, 2024 public hearing.

EXHIBITS

1. Agenda Information Sheet

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

Prepared by:
Ashley Ekstedt
Associate Planner



City of Denton

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

Legislation Text

File #: MPA24-0001a, **Version:** 1

AGENDA CAPTION

Hold a public hearing and consider making a recommendation to City Council regarding a city-initiated Comprehensive Plan Amendment to modify the 2022 Mobility Plan, including adding a Major Collector roadway functional classification to the Thoroughfare Plan and amending the Thoroughfare Plan Map to change the alignment of the 380 Connector and to extend East Windsor Drive across State Loop 288. The general area is located at the current terminus of East Windsor Drive, approximately 700 feet west of State Loop 288, south of Kings Row, and extending approximately 4,800 feet toward the east, in the City of Denton, Denton County, Texas. (MPA24-0001a, East Windsor Extension, Julie Wyatt)



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: May 15, 2024

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a city-initiated Comprehensive Plan Amendment to modify the 2022 Mobility Plan, including adding a Major Collector roadway functional classification to the Thoroughfare Plan and amending the Thoroughfare Plan Map to change the alignment of the 380 Connector and to extend East Windsor Drive across State Loop 288. The general area is located at the current terminus of East Windsor Drive, approximately 700 feet west of State Loop 288, south of Kings Row, and extending approximately 4,800 feet toward the east, in the City of Denton, Denton County, Texas. (MPA24-0001a, East Windsor Extension, Julie Wyatt)

BACKGROUND

The Mobility Plan is a component of the Denton 2040 Comprehensive Plan which establishes the future roadway, pedestrian, and bicycle networks to ensure adequate connectivity and efficient movement throughout the City. Like the comprehensive plan's Future Land Use Map and land use designations, the Mobility Plan is not intended to provide detailed drawings and plans; rather, it is intended to provide broad policies and general street alignments which are further refined either as part of a development project or a capital improvement project. Essentially, the Mobility Plan is the first step to:

- Inform the public and property owners of the general intended location of future roadways so that they can be incorporated into any development proposal.
- Guide transportation investments by outlining the community's vision for future connection points, policy directives, and mobility goals.
- Ensure the City's plans coordinate with Texas Department of Transportation (TxDOT), Denton County, and Denton County Transportation Authority transportation initiatives.

The Thoroughfare Plan and Thoroughfare Plan Map of the Mobility Plan includes three major elements:





1. It determines roadway alignments (location, connection points),
2. It determines the needed right-of-way (width of the road), and
3. It develops the roadway design standards (the types of roadway classifications).

In order to stay relevant, the Mobility Plan should be modified and updated regularly, either in response to a specific concern or as part of the City's comprehensive planning efforts. This request involves both the addition of a new roadway classification and updates to the Thoroughfare Plan Map, so general background information about each of these topics is provided below, and the specific details of each aspect of the request is provided afterwards.

Roadway Classifications

Transportation networks are designed with a defined hierarchy that distributes traffic among highways, arterials, collectors, and local residential streets. Ideally, residential streets connect to collectors, collectors connect to arterials, and arterials connect to highways, with each subsequent roadway allowing for higher

speeds and capacity. Each roadway classification is established based upon the expected fully developed traffic volumes and requires standard right-of-way dedication and geometric street sections for sidewalks, vehicular travel lanes, bicycle facilities, parking, etc. The City currently has four types of roadway classifications (a full-size copy of the information below is attached as Exhibit 4):

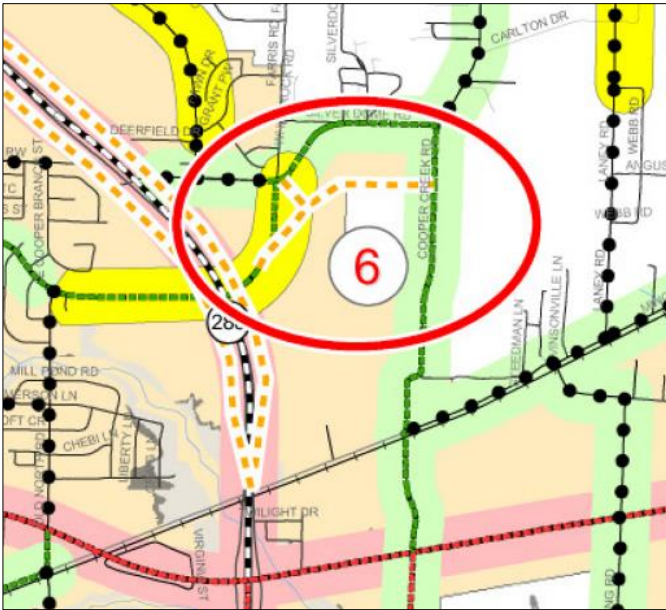
<div>Residential</div>	<div>Associated with residential development within an urban and/or suburban environment. 55 feet of total ROW</div> <div>EXAMPLE: Mistywood Lane</div> <div>Typical speeds: 25 – 30 mph</div>	
<div>Collector</div>	<div>Collects traffic from residential streets and local commercial and industrial streets and connects to Arterials. 65 feet of total ROW</div> <div>EXAMPLE: Stuart Road</div> <div>Typical speeds: 30 – 35 mph</div>	
<div>Secondary Arterial</div>	<div>Major routes throughout the city. The number of driveway connections are limited to reduce friction and allow traffic to flow. 110 feet of total ROW</div> <div>EXAMPLE: Sherman Drive</div> <div>Typical speeds: 35 – 40 mph</div>	
<div>Primary Arterial</div>	<div>Major routes throughout the city and county. The number of driveway connections are limited to reduce friction and allow traffic to flow. 135 feet of total ROW</div> <div>EXAMPLE: University Drive</div> <div>Typical speeds: 40 – 45 mph</div>	

East Windsor Drive and Mobility Planning

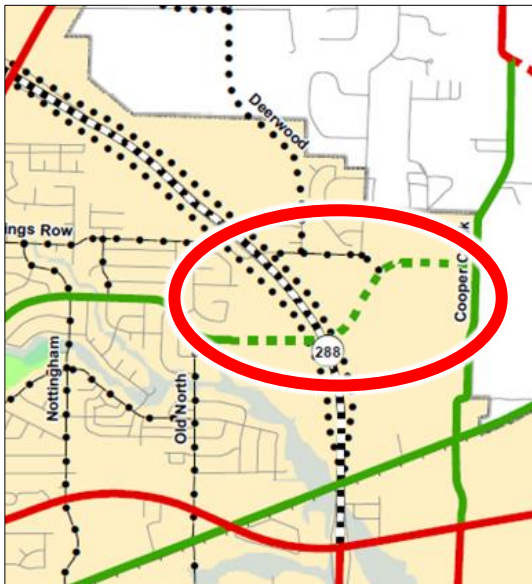
Staff’s research indicates that Denton’s mobility planning began with the 1988 Thoroughfare Plan and has continued with periodic updates, most recently with the adoption of the 2022 Mobility Plan. Since the request is related to East Windsor Drive, the following timeline is specific to those amendments which addressed the alignment and classification of East Windsor Drive:



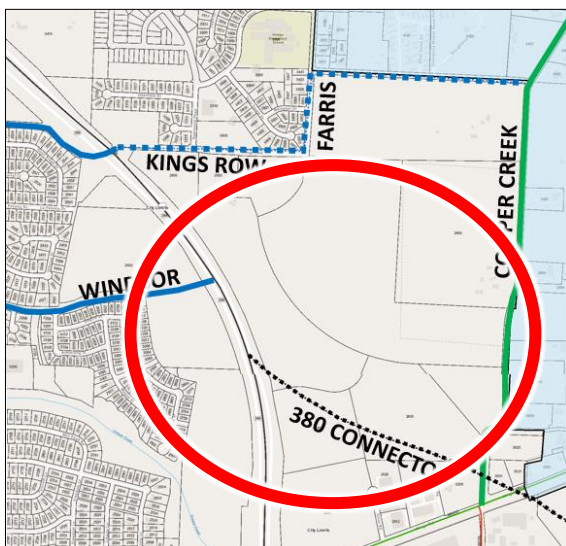
- 1999: The Denton Plan 1999-2020 (Comprehensive Plan) included transportation goals and strategies as part of Element 7: Infrastructure. The plan included a Roadway Component of the Mobility Plan (page 150) which depicted East Windsor extending across Loop 288 and connecting to Silver Dome as a Secondary Major Arterial.



- **2006:** Mobility Plan Amendment included a realignment of East Windsor to connect to Cooper Creek instead of Silver Dome.



- **2006-2022:** From 2006 to 2022, the future East Windsor Drive remained unchanged, depicted as a Secondary Arterial extending across Loop 288 and connecting to Cooper Creek. This alignment was shown on the 2015 Mobility Plan (see Exhibit 5).

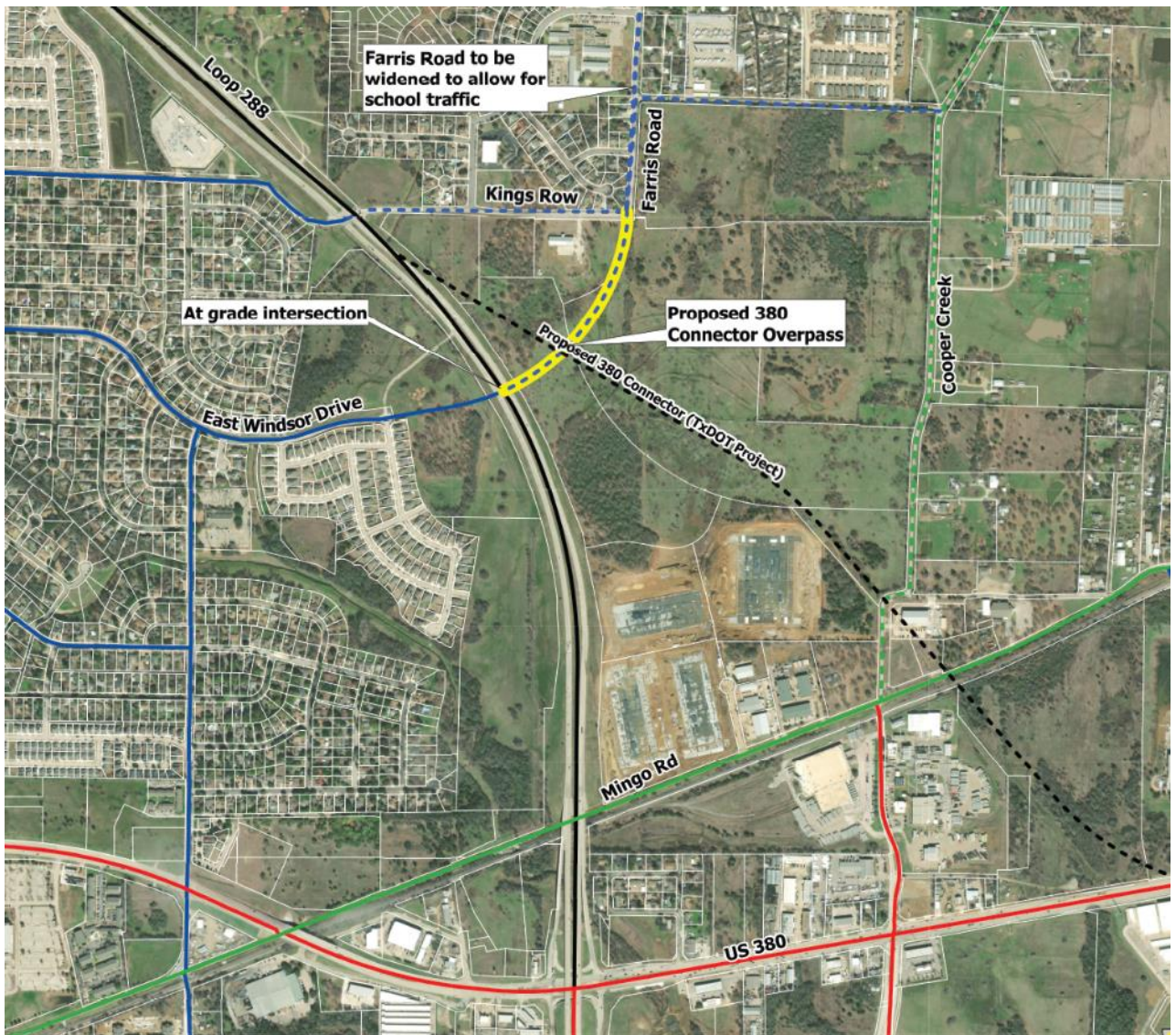


- **2022:** In 2022, the City updated the comprehensive plan (*Denton 2040 Comprehensive Plan*) and the mobility plan (*2022 Mobility Plan*). The updated plan reclassified East Windsor Drive from Elm Street/US77 to Loop 288 to a Collector due to the developed residential context of the street and removed the extension across Loop 288 as shown in the map. The plan also included the TxDOT 380 Connector, shown right and in Exhibit 6. The practice at the time of the 2022 Mobility Plan adoption was to not show future Collector roadways in undeveloped areas, and instead allow for flexibility in roadway placement at the time of future development.

The Proposal

This Mobility Plan Amendment includes three proposals:

1. **Extend East Windsor Drive across Loop 288 as a Major Collector.** The Thoroughfare Plan Map component of the 2022 Mobility Plan shows East Windsor terminating at Loop 288. This proposal would add East Windsor Drive east of Loop 288 back to the Thoroughfare Plan Map, which is shown in yellow on the map below and in Exhibit 7. No changes are proposed to the classification or alignment of East Windsor Drive west of Loop 288. The proposed anticipated alignment intersects Loop 288 at a right angle with a signalized intersection. East Windsor Drive then tracks north, ultimately connecting to Farris Road. Again, it is important to note that this request is only related to the area highlighted in yellow below, which is a conceptual alignment and is the first step in establishing the future roadway connection and roadway classification. The proposal does not include final alignment, full roadway design, or specify the number of travel lanes; however, since the general location is undeveloped, the roadway can be designed to accommodate all modes of travel with a priority on safety. The proposal also allows for a safer alternative for all users compared with existing conditions today at the intersection of Kings Row and Loop 288. Therefore, the proposal has two purposes: first, it will allow the City to expand the pedestrian and bicycle network across Loop 288 in a safe manner, and second, it ensures the City's mobility plans are consistent with TxDOT's plans for the proposed 380 Connector (shown below). Additionally, it is not adding a new roadway to the Plan, it is restoring an extension planned for since 1999 to the 2022 Mobility Plan.



2. **Add Major Collector as a new roadway classification.** Intended for flexibility, safety, and context-sensitive elements, the Major Collector will function similarly to the current Collector, but with additional right-of-way to accommodate bicycles and pedestrian facilities. Safety will be prioritized with a design speed of 35 miles per hour. The proposal does not include a standardized design, rather, the purpose is to establish a roadway width of 110 feet to provide sufficient space to allow for the ultimate design to respond to the context of adjacent land uses and users.

NEW TYPE: Major Collector	Collects traffic from residential streets and local commercial and industrial streets and connects to Arterials. Provides for greater pedestrian and bicycle connectivity. 110 feet of total ROW <i>Anticipated speed: 35 mph</i>
----------------------------------	--

Potential Road Designs for a Major Collector

3. **Minor alignment changes for connectivity between Highway 380 and Loop 288 for consistency with current TxDOT plans.** The 380 Connector is a TxDOT freeway that will provide a direct connection between U.S. Highway 380 and Loop 288. The proposal shifts the 380 Connector alignment toward the north approximately 1,500 feet to correspond to TxDOT’s current plans, which are currently in the design process. It does not alter the roadway width or classification.

As an element of the Comprehensive Plan, amendments to the City’s Mobility Plan follow the Administration and Procedures for Comprehensive Plan Amendments in the 2019 Denton Development Code (DDC) Section 2.7.1.

A full Staff Analysis 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 proposal as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.1.D of the DDC for approval of a Comprehensive Plan Amendment.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
December 15, 1998	City Council	Mobility Plan	Resolution R98-065 replaced 1988 Thoroughfare Plan
December 7, 1999	City Council	The Denton Plan 1999-2020	Approved (99-439)

		(Comprehensive Plan)	
January 16, 2001	City Council	Mobility Plan Amendment	Approved (2001-036)
January 8, 2002	City Council	Mobility Plan Amendment	Approved (2002-022)
February 3, 2004	City Council	Mobility Plan Amendment	Approved (2004-034)
March 2, 2004	City Council	Mobility Plan Amendment	Approved (2004-061)
November 2, 2004	City Council	Mobility Plan Amendment	Approved (2004-348)
September 12, 2006	City Council	Mobility Plan Amendment	Approved (2006-249)
December 12, 2006	City Council	Mobility Plan Amendment	Approved (2006-345)
September 12, 2007	City Council	Mobility Plan Amendment	Approved (GDP07-0002)
July 19, 2011	City Council	Mobility Plan Amendment	Approved (2011-117)
January 5, 2016	City Council	2015 Mobility Plan	Approved (2016-012)
August 3, 2021	City Council	Mobility Plan Amendment	Approved (CA21-0001a)
March 22, 2022	City Council	Denton 2022 Mobility Plan	Approved (22-513)

PUBLIC OUTREACH:

Nineteen notices were sent to property owners within 200 feet of the conceptual roadway alignment. Fifty-six notices were sent to physical addresses within 500 feet of the conceptual roadway alignment. As of the writing of this report, staff has not received any responses to these notices. However, written responses have been received through the neighborhood meetings described below, and these are provided in Exhibit 8.

A notice was published in the Denton Record Chronicle on April 28, 2024.

A notice was published on the City's website on April 25, 2024.

Two signs were posted on the property on March 31, 2024.

Three neighborhood meetings were held to present the proposal and obtain feedback from the community:

- **March 26, 2024:** Virtual meeting with approximately 20 attendees.
- **March 28, 2024:** In-person meeting at Hodge Elementary with approximately 65 attendees. The majority in attendance were from the neighborhoods east of Loop 288 and generally in favor of the additional connection; however, some concerns related to impacts to Farris Road and the design of East Windsor Drive and the 380 Connector were raised. A few residents from the neighborhoods west of Loop 288 were also present and were opposed to the proposal, citing concerns that the current traffic and speeding on East Windsor Drive will increase with the proposed extension.
- **April 29, 2024:** In-person meeting at Nettie Schultz Elementary with approximately 45 attendees. The majority of attendees at this meeting reside west of Loop 288 and were concerned about the proposed

extension. Concerns were primarily associated with safety: speeding drivers, additional traffic, and impacts to kids and families who walk within the neighborhood.

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. Future Land Use Map
4. Roadway Types
5. 2015 Mobility Plan Excerpt
6. 2022 Mobility Plan Thoroughfare Plan Map and Roadway Classification Definitions
7. Proposed Thoroughfare Plan Map
8. Notification Response Map
9. Draft Ordinance

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

Prepared by:
Julie Wyatt, AICP
Principal Planner

Planning Staff Analysis

MPA24-0001/East Windsor Extension

City Council District #2

REQUEST:

Modify the Mobility Plan to extend East Windsor Drive across Loop 288, create a new Major Collector roadway functional classification, and reflect revised alignment for the Proposed 380 Connector.

SITE DATA:

The property containing the proposed East Windsor Drive extension and the majority of the proposed 380 Connector is undeveloped; however, the general area includes a variety of land uses, including single-family residential, institutional, manufactured dwellings, and large industrial.

The roadway network includes the following:

- **East Windsor Drive:** East Windsor Drive is a Collector roadway on the 2022 Mobility Plan west of Loop 288. It is currently constructed as a two-lane roadway with limited sidewalks. Both neighborhood streets and single-family dwellings with private driveways connect to the street. Nettie Schultz Elementary is located approximately 1.3 miles from the current terminus of East Windsor.
- **Loop 288:** Loop 288 is designated as a freeway on the 2022 Mobility Plan and is a Texas Department of Transportation (TXDOT) roadway. It currently includes four divided high-speed travel lanes, entrance/exit ramps in some locations, and signalized intersections in other locations. TxDOT is currently working on plans for frontage roads (target date for schematic approval is January 2025), but a timeline for construction and completion are currently not available.
- **Kings Row:** Kings Row is a Collector roadway on the 2022 Mobility Plan. It is a two-lane undivided road with limited sidewalks and is not built to current standards. The roadway crosses Loop 288 at an at-grade signalized intersection. Best practice for safety requires that roadways intersect at 90-degree angles to ensure visibility; however, Kings Row/Loop 288 intersect at a skew, reducing visibility and safety (shown below), making it an unsafe crossing for vehicles and a dangerous crossing for bicycles and pedestrians.



- **Farris Road:** Farris Road is located both within the city limits and outside of the city limits. The portion that is within the city is designated as a Collector roadway per the 2022 Mobility Plan. It is a two-lane undivided road with limited sidewalks and is not built to current standards. Hodge Elementary School is located on the east side of Farris Road just north of the intersection of Farris Road and Silver Dome Road.
- **Silver Dome Road:** Silver Dome Road is located both within the city limits and outside of the city limits and is designated as a Collector roadway per the 2022 Mobility Plan. It is a two-lane undivided road with no sidewalks, no curb and gutter, and is not built to current standards.
- **Cooper Creek Road:** Cooper Creek Road is currently constructed as a two-lane undivided roadway but is designated as a Secondary Arterial on the 2022 Mobility Plan.
- **380 Connector:** The 380 Connector is a future TxDOT road which will directly link US 380 and Loop 288. TxDOT is currently working on plans for this roadway.

CONSIDERATIONS:

A. Section 2.7.1.D of the DDC provides the criteria for approval of Comprehensive Plan Amendments:

1. An application for a Comprehensive Plan amendment may be approved by the City Council only following a determination that the proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan and that any one of the following criteria has been met:

- There was an error in the original Comprehensive Plan adoption;*
There was not an error in the original 2022 Mobility Plan adoption.
- The City Council failed to take into account then-existing facts, projections, or trends that were reasonably foreseeable to exist in the future;*
The City Council did not fail to take into account the existing facts, projections, or trends.
- Events, trends, or facts after adoption of the Comprehensive Plan have changed the City Council's original findings made upon plan adoption; or*
The 2022 Mobility Plan removed the East Windsor Drive extension, a roadway that had been planned since 1999. The proposal will replace the roadway section that was removed two years ago and allow the City to preserve this future roadway alignment as surrounding properties develop.

This criterion is met because since the adoption of the Denton 2040 Comprehensive Plan, the following events, trends, or facts have changed:

- Officials with TxDOT are currently working to establish the alignment of the 380 Connector. When the alignment is finalized, it will limit the City's ability to establish better connectivity across Loop 288 since no other future roadways connections are currently shown on the Thoroughfare Plan Map. If an update to the Thoroughfare Plan Map adding the East Windsor Drive extension is approved, TxDOT will honor the City's Thoroughfare Plan Map and incorporate all planned roadways into their designs.
- The City recently undertook a study of the northeast area of Denton with extensive community engagement. Through this effort, it was determined that better-designed connectivity was desired by the community to relieve peak

travel demands, particularly near the area elementary school (Hodge Elementary). Although Kings Row is currently the main gateway to northeast Denton, it is not an optimal roadway for this purpose given the skewed intersection and surrounding single-family development which limits the potential right-of-way width. Redesign of Kings Row to remove the skew, improve safety, and add bicycle and pedestrian facilities is unlikely, prompting staff to try to find an alternative solution for safer and improved connectivity for all users.

- Adding the East Windsor Drive extension back into the Mobility Plan as a Major Collector would allow school traffic to be rerouted from Kings Row and result in a safer, multimodal roadway for areas northeast of Loop 288.

d. *Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary.*

See response to c. above as it is applicable to this criterion.

2. In addition to the above-listed criteria, any proposed amendment is subject to the following additional review standards:

a. *That the amendment is not in conflict with any portion of the goals and policies of the plan.*

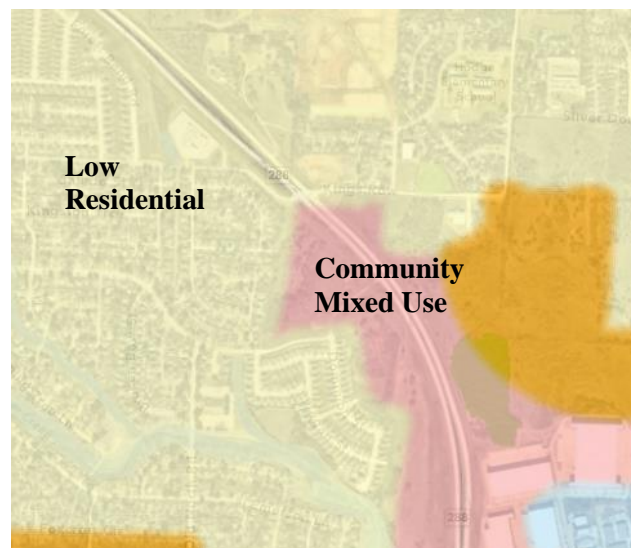
The proposed Mobility Plan amendment to the Thoroughfare Plan and Thoroughfare Plan Map to extend East Windsor Road and add Major Collector as a new roadway classification is consistent with the following goals in the Denton 2040 Comprehensive Plan:

M-1: Provide for the safe, efficient movements of motor vehicles, bicycles, and pedestrians in a sustainable way that complements Denton’s planned growth strategy.

The Future Land Use map reflects the existing low-density residential neighborhoods (areas shaded in yellow) and the anticipated future Community Mixed Use development (areas shaded in pink) along the Loop 288 corridor.

East Windsor Drive currently serves as a Collector for the area neighborhoods, connecting neighborhood streets with Sherman Drive to the west. It currently terminates near the edge of the residential development near the area designated for future Community Mixed Use. By

extending East Windsor across Loop 288, area mobility can improve by connecting neighborhoods on both sides of the Loop to the future commercial development. Additionally, the proposed Major Collector roadway classification will ensure sufficient right-of-way width to accommodate bicycles and pedestrians, moving people in a safe and efficient manner.



The proposed amendment is consistent with the intent of the Future Land Use Map, connecting neighborhoods with necessary commercial and service development.

The proposed amendment is also consistent with the following goals outlined in the 2022 Mobility Plan:

Goal 3: Enhance Regional Mobility and Coordination

- Objective 3A: Promote development of transportation projects along regional corridors
 - Strategy 3.2: Support the goals and objectives of the TxDOT Long Range Transportation Plan
The proposal will align the City's Thoroughfare Plan Map with TxDOT's plans.
 - Strategy 3.6: Coordinate short-term and long-term improvements to TxDOT facilities
Restoring the East Windsor Drive extension in the Mobility Plan and shifting the alignment of the 380 Connector will ensure that TxDOT coordinates all area roadways as they continue the design of the 380 Connector.
- Objective 3B: Coordinate and partner with local and regional agencies to promote projects and policies that improve regional mobility.
 - Strategy 3.8: Consult with TxDOT and Denton County regarding the proposed widening projects along state facilities to minimize adverse impacts to Denton's neighborhoods, businesses, and streets.
Shifting the primary east/west connection from Kings Row to East Windsor will provide for a safer multimodal roadway and allow for connectivity options for residents in the area to access Loop 288.
 - Strategy 3.13: Coordinate with TxDOT to implement improved pedestrian and bicycle connectivity along roadways intersecting with TxDOT facilities, including prioritizing pedestrian and bicycle improvements ahead of vehicle mobility.
As noted above, shifting the primary east/west connection from Kings Row to East Windsor will provide for a safer roadway that will be able to accommodate dedicated bicycle and pedestrian facilities.

Goal 7: Implement "Complete Streets" Strategies on Roadways in Denton

- Objective 7A: Create a transportation network that meets the mobility needs of all Denton residents, businesses, and visitors
 - Strategy 7.2: Allow for flexible use of public rights-of-way to accommodate all uses of the street system while maintaining safety standards.
The new Major Collector classification will combine sufficient right-of-way width with flexible design to accommodate all users in a variety of land use contexts.

Goal 8: Promote a Friendly Active Transportation System in Denton

- Objective 8A: Expand, enhance, and protect the existing bicycle network to provide a comprehensive system of facilities, including a spectrum of shared streets, separated lanes, and off-street multi-use trails, to increase connectivity between homes, jobs, schools, transit, and recreational resources in Denton

- Strategy 8.1: Develop an extensive bicycle and pedestrian backbone network through the use of standard and appropriate innovative treatments.

One primary purpose of the proposal is to expand the area's bicycle network by introducing the Major Collector classification, which would have sufficient right-of-way to account for bicycle facilities. Additionally, the proposal allows for safer and improved connectivity for pedestrians crossing Loop 288.

- b. *That the amendment constitutes a substantial benefit to the city and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.*

The proposal will ensure adequate connectivity and safety for the current residents and future growth.

- c. *The extent to which the proposed amendment and other amendments in the general area are compatible with the land use goals of the plan and that they avoid creation of isolated uses that will cause incompatible community form and a burden on public services and facilities.*

The proposal to extend East Windsor, shift the alignment of the 380 Connector, and add the Major Collector Classification is compatible with the land use goals, as it supports connectivity, coordinates with TxDOT plans, and supports the development of a “complete street” in the area.

- d. *That the development pattern contained in the existing plan does not provide adequate and appropriate optional sites for the use or change being proposed in the amendment.*

Given the existing roadway network and surrounding residential neighborhoods, there are only two potential options which would provide sufficient connectivity, with the proposed East Windsor Road being the optimal choice:

- Kings Row currently serves the area as the main connection across Loop 288, providing necessary access for the neighborhoods and school located just outside the Loop. However, Kings Row intersects Loop 288 at a skew, which impacts safety. Additionally, the existing neighborhoods and residential lots currently under development create firm boundaries, limiting the City's ability to acquire land to improve the intersection and/or add bicycle and pedestrian facilities. For these reasons, Kings Row does not provide adequate connectivity.
- The alignment of East Windsor Road would allow a 90-degree intersection at Loop 288 to provide a safer crossing for all modes of travel. Furthermore, since the proposed extension crosses undeveloped property, design of the future roadway can prioritize bicycle and pedestrian infrastructure to ensure the safety of all users. The Major Collector classification for the future East Windsor extension will ensure adequate multimodal transportation options are incorporated into the design of the roadway.

- e. *That the impact of the amendment, when considered cumulatively with other applications and development in the general area, will not adversely impact the city or a portion of the city by:*

- i. *Significantly altering acceptable existing land use patterns;*

The proposal would not negatively alter the existing land use pattern; rather, at the time of development, the City will be able to acquire the necessary

right-of-way to provide for the East Windsor Drive connections and design a roadway which will serve all users.

- ii. *Having significant adverse impacts on public services and facilities that are needed to support the current land use and that cannot be mitigated to the maximum extent feasible;*

The proposal would not significantly adversely impact public services and facilities to support the current and future land use.

- iii. *Adversely impacting environmentally sensitive areas or resources; or*

The proposed modification to the Mobility Plan would not limit the City's ability to regulate tree preservation and development activity within Environmentally Sensitive Areas.

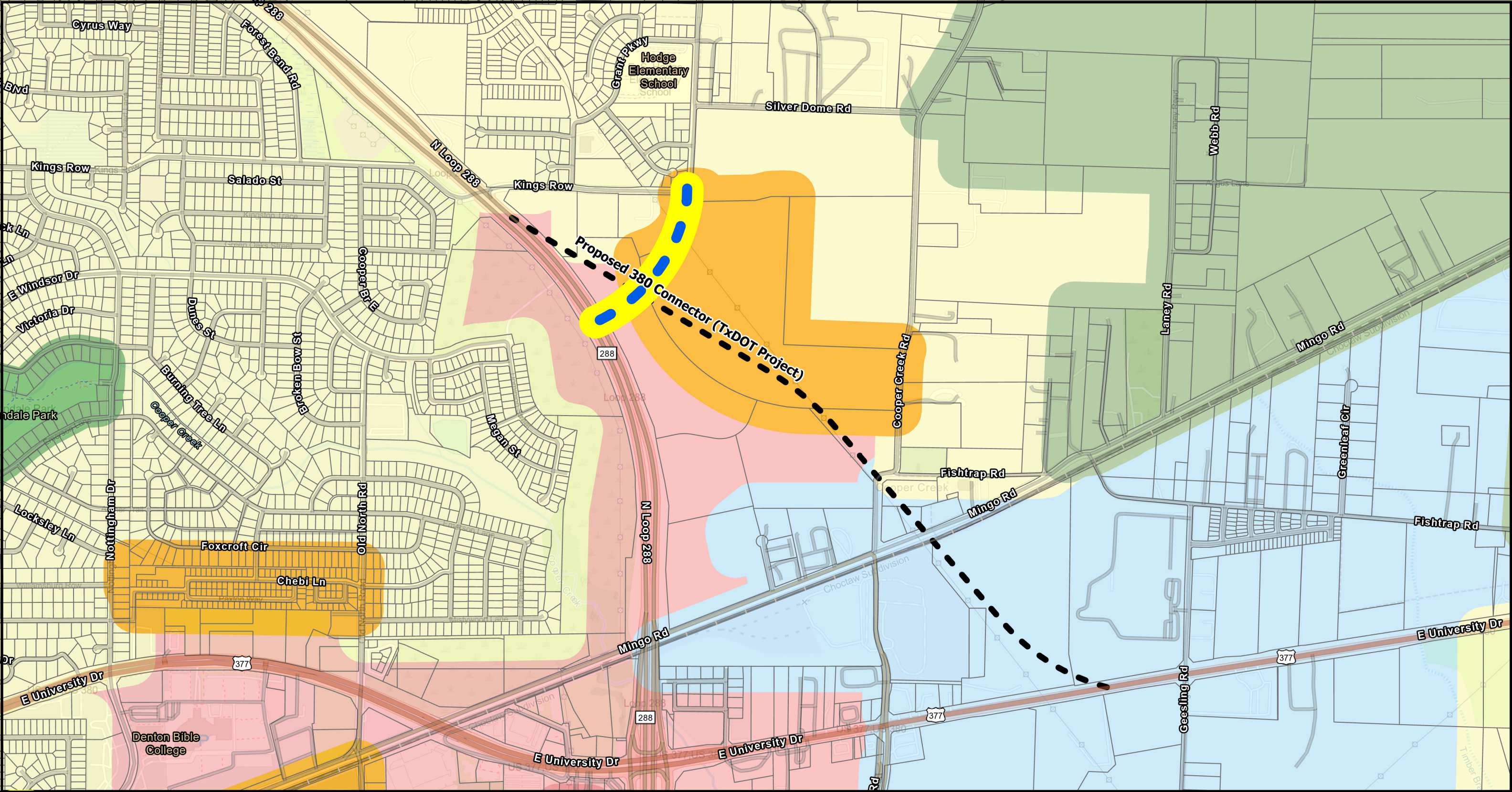
- iv. *Adversely impacting existing uses because of increased traffic on existing systems.*

While it is anticipated that the East Windsor Drive extension and alignment will improve neighborhood and school traffic conditions east of Loop 288, area residents have expressed concerns that the connection may induce additional trips on East Windsor Drive west of Loop 288. In order to address the concerns, staff held a community meeting to understand residents' concerns, including speeding, protecting kids during elementary school drop-off and pick-up, and overall safety for all roadway users. As a result, the City will study the area and coordinate with the community to determine the best way to calm traffic, improve the facilities on the corridor, and discourage "cut-through" traffic. Ideally, some interventions will be in place prior to the construction of the East Windsor Drive extension; however, staff will continue to monitor the situation now and, in the future, to ensure residents' concerns are addressed.

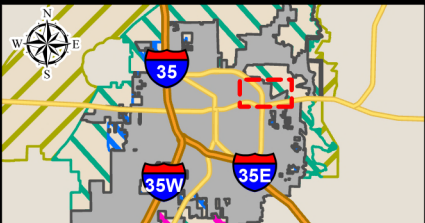
- f. *That site conditions, including but not limited to topography, utility corridors/easements, drainage patterns, noise, odors, or environmental contamination, would make development under the current plan designation inappropriate.*

As noted above, the alignment of Kings Row and surrounding development prevents development of a safe and multi-modal Collector road needed to address the area's connectivity.

Future Land Use 2040



Proposed Major Collector	Future Land Use 2040	Moderate Residential	Light Industrial
Parcels	Rural Areas	Community Mixed Use	Parks / Open Space
	Low Residential	Neighborhood Mixed Use	



0 335 670 1,340 Feet

CITY OF DENTON
Development Services - GIS
Date: 4/2/2024

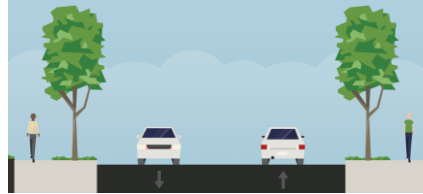
What are the different roadway types?

Typical Road Design

Example

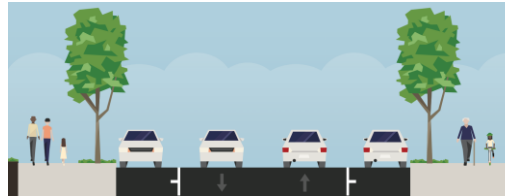
Residential

Associated with residential development within an urban and/or suburban environment. **55 feet of total ROW**
EXAMPLE: Mistywood Lane
Typical speeds: 25 – 30 mph



Collector

Collects traffic from residential streets and local commercial and industrial streets and connects to Arterials. **65 feet of total ROW**
EXAMPLE: Stuart Road
Typical speeds: 30 – 35 mph



NEW TYPE: Major Collector

Collects traffic from residential streets and local commercial and industrial streets and connects to Arterials. Provides for greater pedestrian and bicycle connectivity. **110 feet of total ROW**
Anticipated speed: 35 mph

Potential Road Designs for a Major Collector



Secondary Arterial

Major routes throughout the city. The number of driveway connections are limited to reduce friction and allow traffic to flow. **110 feet of total ROW**
EXAMPLE: Sherman Drive
Typical speeds: 35 – 40 mph

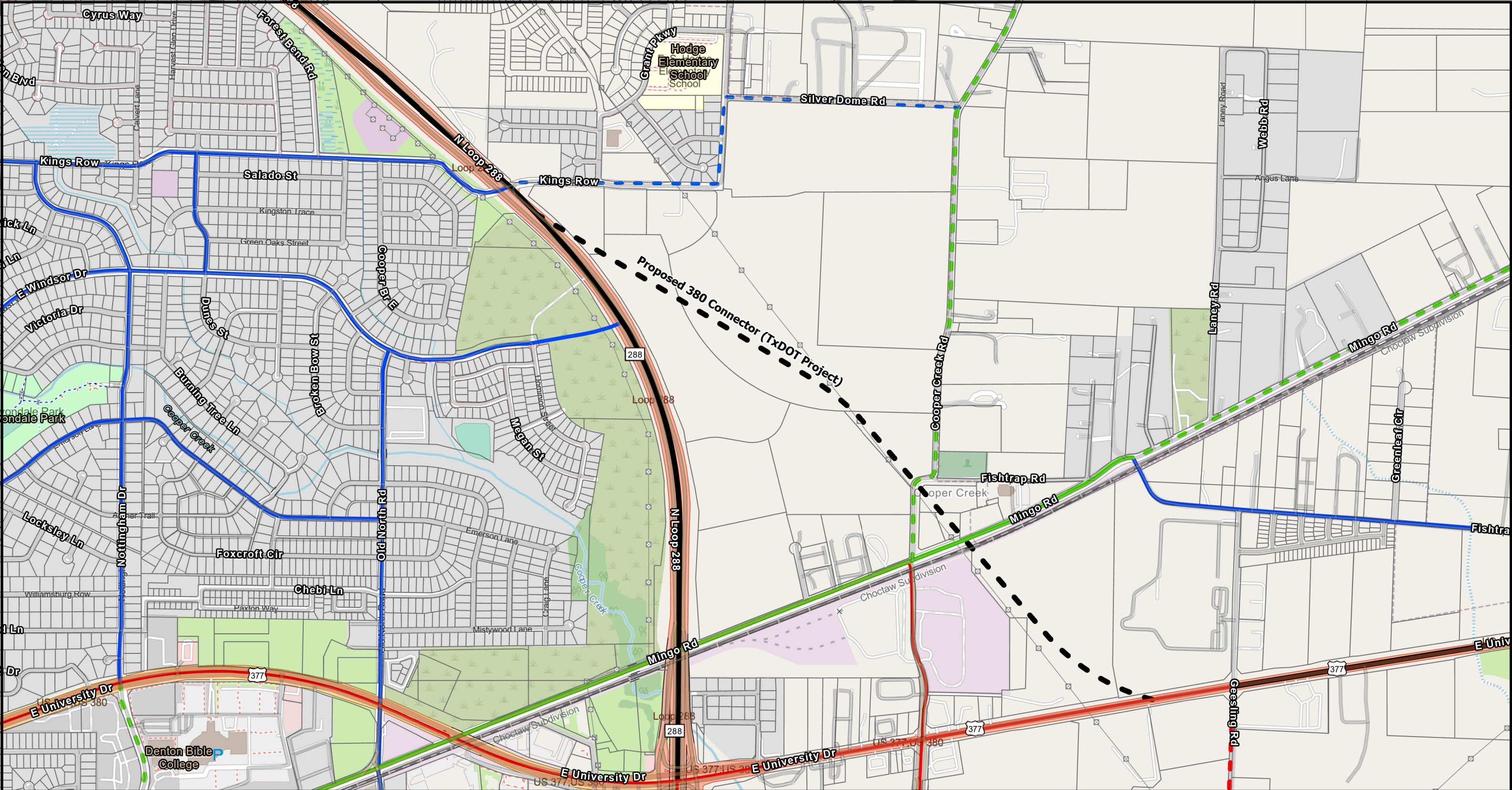


Primary Arterial

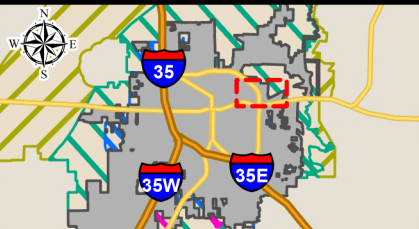
Major routes throughout the city and county. The number of driveway connections are limited to reduce friction and allow traffic to flow. **135 feet of total ROW**
EXAMPLE: University Drive
Typical speeds: 40 – 45 mph



Existing Mobility Plan



Existing Roadways Per Mobility Plan	Proposed Roadways Per Mobility Plan
COLLECTOR	COLLECTOR
FREEWAY	FREEWAY
PRIMARY ARTERIAL	PRIMARY ARTERIAL
SECONDARY ARTERIAL	SECONDARY ARTERIAL



Date: 4/2/2024

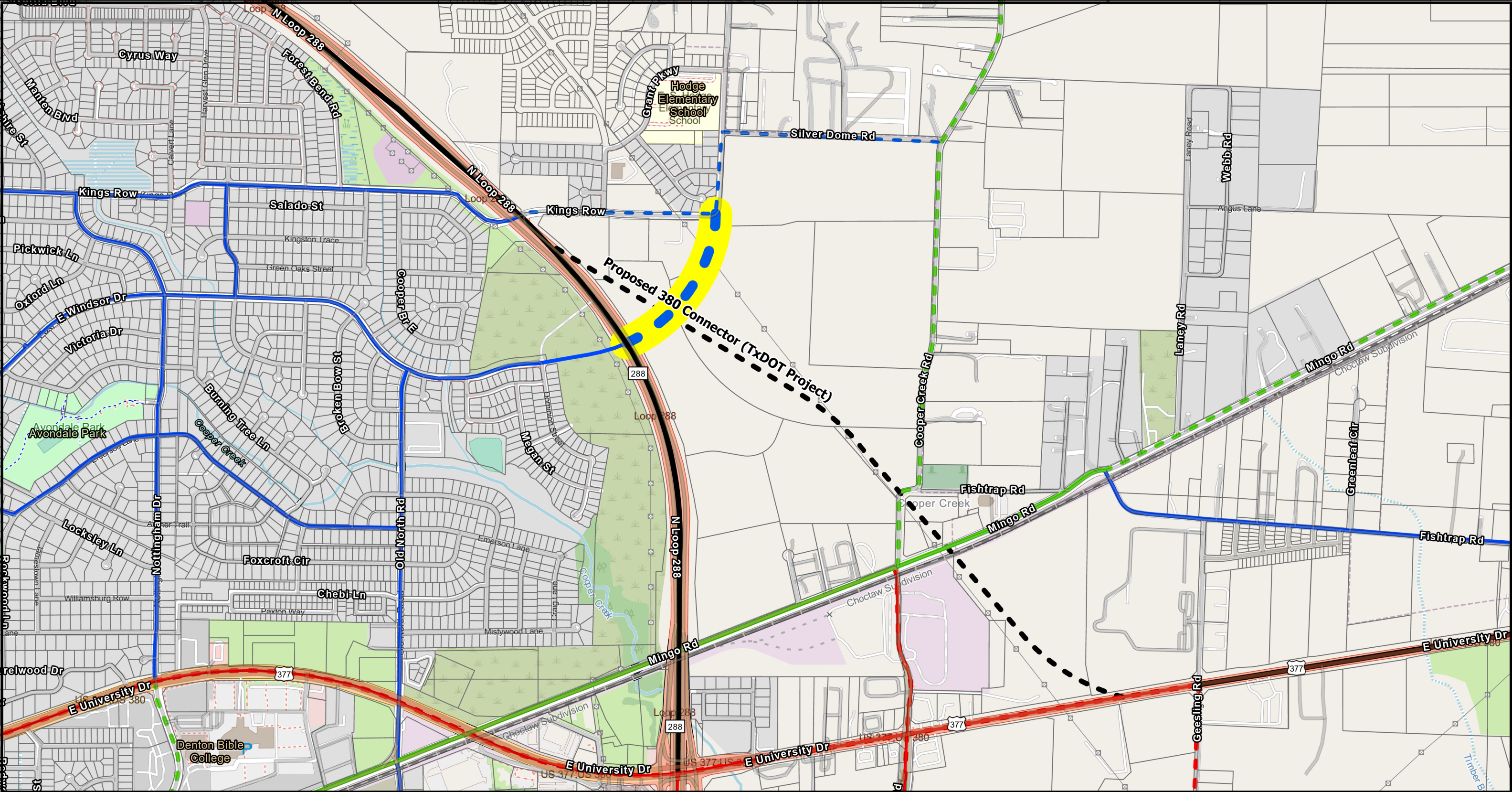
Roadway Classification Definitions

Table 1: Roadway Classification Definitions*

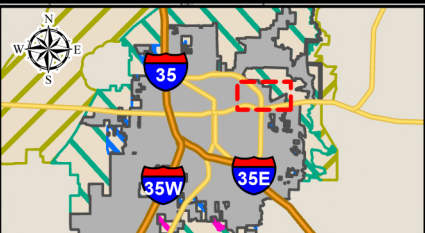
Street Class	Definition	Context	ROW	Lanes	Target Speed	Volume Capacity
Freeway	<ul style="list-style-type: none"> Owned and maintained by TxDOT Grade separated traffic Moves traffic through City 	-	Varies	Varies	greater than 55 mph	Varies
Primary Arterial	<ul style="list-style-type: none"> Owned by City or TxDOT At grade traffic controlled by traffic signals Regional connections Capable of high traffic volumes 	Standard	135'	6	40 - 45 mph	45,000
Secondary Arterial	<ul style="list-style-type: none"> Primarily owned by City Serves citywide traffic Moderate levels of traffic Incorporates other modes of travel 	Standard	110'	4	35 - 40 mph	29,000
Collector	<ul style="list-style-type: none"> Owned and maintained by City Serves neighborhood traffic Low levels of traffic 	Standard	65'	2	30 - 35 mph	11,500
Residential Street	<ul style="list-style-type: none"> Streets within neighborhoods 	-	55'	2	25 - 30 mph	<5,000

* Roadway Classification Definition are to be used as Engineering design guide in alignment with the Transportation Criteria Manual and the Standard Details. Actual design speeds and lanes for each roadway cross section will be evaluated at the time of design.

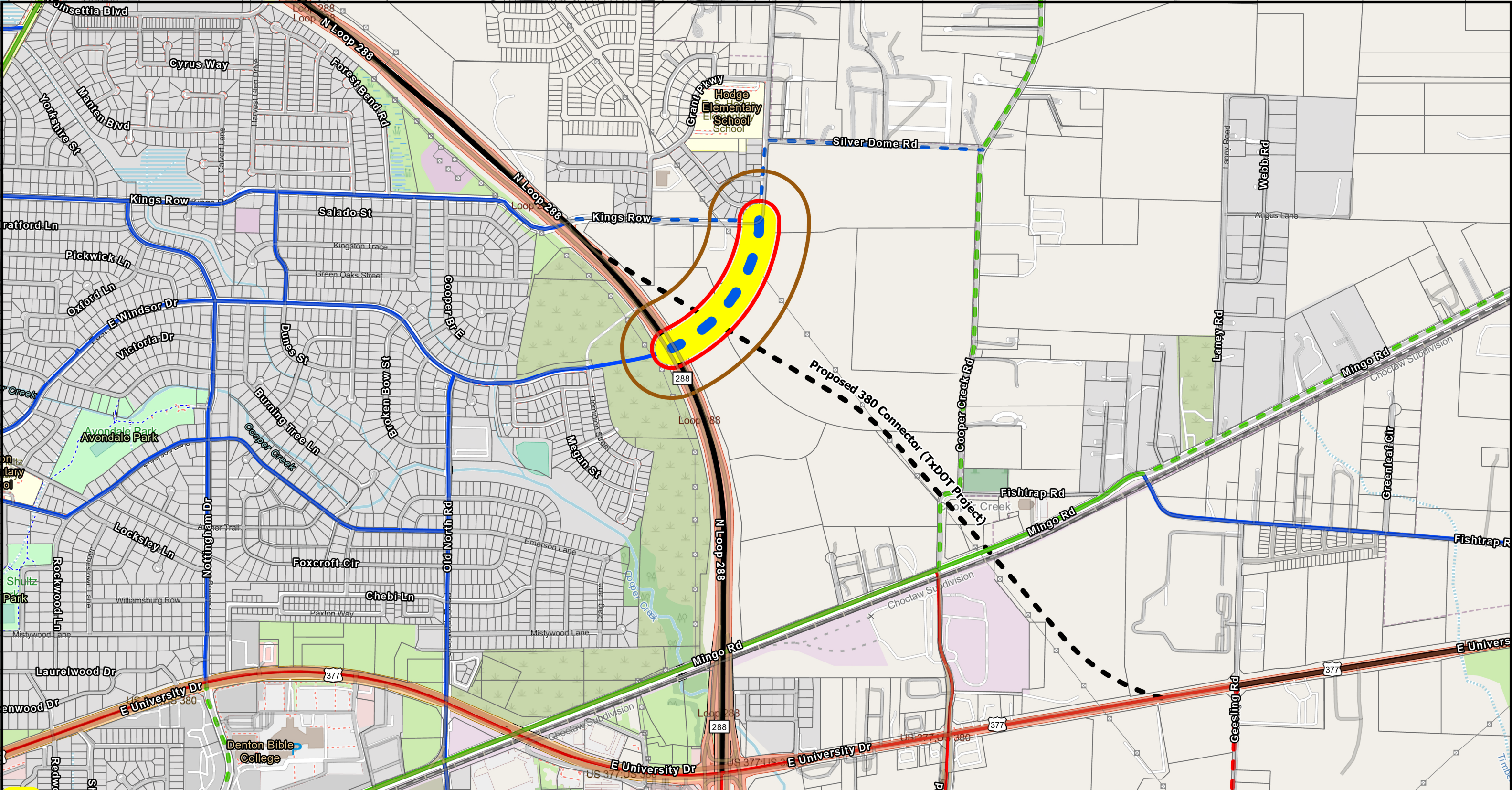
Proposed Amended Alignment



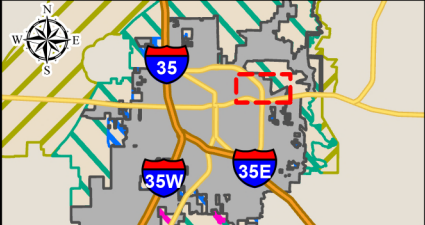
Existing Roadways Per Mobility Plan	Proposed Roadways Per Mobility Plan	Proposed Major Collector
COLLECTOR	COLLECTOR	
FREEWAY	FREEWAY	
PRIMARY ARTERIAL	PRIMARY ARTERIAL	
SECONDARY ARTERIAL	SECONDARY ARTERIAL	



Notification Map



Proposed Major Collector	Existing Roadways Per Mobility Plan	Proposed Roadways Per Mobility Plan
	COLLECTOR	COLLECTOR
	FREEWAY	FREEWAY
	PRIMARY ARTERIAL	PRIMARY ARTERIAL
	SECONDARY ARTERIAL	SECONDARY ARTERIAL



Date: 4/2/2024

**Development Services**

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

Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.**Please circle one:**☐ In favor of request☒ Opposed to request**Comments:**

I do not believe that traffic enforcement, especially speeding,
can be adequately enforced on Windsor. Can be enforced

Signature: [Signature]Printed Name: A-L-T. CunniffStreet Address: 3108 MeganCity, State and Zip Code: Denton TX 76209Phone Number: 903-814-9092Email Address: cunniff@denton.tx.us

Physical Address of Property within 200 Feet: _____

3108 Megan St



Development Services

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Response Form

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Windsor Drive Extension

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Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

No Attention has been paid to speed control or mitigation of traffic flow issues, specifically the impact of heavy traffic on left turns onto Windsor.

Signature:

Victoria H. Cummins Ph.D.

Printed Name:

VICTORIA H. CUMMINS, Ph.D

Street Address:

3108 Megan St. Denton, TX 76209

City, State and Zip Code:

Phone Number:

903 814-4991

Email Address:

vcummins@austincollege.edu

Physical Address of Property within 200 Feet:

WINDSOR Road extension

NoBo

Not enough information given to be able to consider the impact of this project on our neighborhood. Do a better, more extensive plan for all of Windsor road.

**Development Services**

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Response Form

Project Number MPA24-0001

Windsor Drive Extension

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Please circle one:

☒ In favor of request☐ Opposed to request

Comments:

Conditional approval of Windsor Crossing as exhibited tonight, let's see what TXDOT plans!

Signature: AnnPrinted Name: Ann WoodbridgeStreet Address: 3596 Hartlee Field RdCity, State and Zip Code: Denton TX 76208

Phone Number: _____

Email Address: ann.woodbridge@gmxil.com

Physical Address of Property within 200 Feet: _____

**Development Services**

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

Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.**Please circle one:**☒ In favor of request☐ Opposed to request**Comments:**

This plan is a good plan to add a connection and intersection of Windsor at Loop 288. Make Kings Row a right only intersection, blocking cross traffic. Put this Windsor intersection back on the mobility plan.

Signature:Robert K. Tickner**Printed Name:**Robert K. Tickner**Street Address:**3900 Deer Forest Drive**City, State and Zip Code:**Denton, TX 76208**Phone Number:**940-535-4606.**Email Address:**rkTickner@gmail.com**Physical Address of Property within 200 Feet:**NO.



Development Services

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Response Form

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Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☒ In favor of request☐ Opposed to request

Comments:

Ok closing Kings Row, but must add a turnaround. Very concerned about noise from overpass/frontage at King's Row. Windsor extension is great! ^{road} No

Signature: Corey Thompson-Meeks need toPrinted Name: Shelly & Corey Meeks widenStreet Address: 3101 Deerfield Dr. King's Row.City, State and Zip Code: Denton, TX 76208 WindsorPhone Number: 469-505-5417 / 704-232-3918 shouldEmail Address: corey72584@gmail.com be 4 lanePhysical Address of Property within 200 Feet: and divided.

Thank you for fixing this before TxDOT builds!

Will new houses add to Hodge traffic volume?

Please look at the new stripes/turn ^{right} from 288 on to King's Row. It's now very dangerous and every day neighbors are almost getting rear-ended at highway speed. If this was a TxDOT change, City needs to advocate for TxDOT to fix immediately.



Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

Signature:

Travis Ekmark

Printed Name:

Travis Ekmark

Street Address:

4056 Harthe Field Rd.

City, State and Zip Code:

Denton, TX 76208

Phone Number:

214 558 0665

Email Address:

tekmark7@gmail.com

Physical Address of Property within 200 Feet:

**Response Form**

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☒ In favor of request☐ Opposed to request

Comments:

Please ensure the ~~the~~ new traffic flow will not result in sending Hodge-traffic through the neighborhood streets - such as Whitetail & Deer Forest

Signature: Debra MillsPrinted Name: Debra MillsStreet Address: 3907 Whitetail DrCity, State and Zip Code: Denton, Tx 76208Phone Number: 940-390-5476Email Address: demills-22@hotmail.comPhysical Address of Property within 200 Feet: same as above

**Development Services**

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

Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☒ In favor of request☐ Opposed to request

Comments:

great fixing of the Kings Row
intersection

Signature:

W F Poppo

Printed Name:

Wilbur F Poppo

Street Address:

2743 Hartlee Field Rd

City, State and Zip Code:

Denton TX 76208

Phone Number:

940-231-8870

Email Address:

wpoppo@verizon.net

Physical Address of Property within 200 Feet:



Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

Signature:

L Plato

Printed Name:

Lois Plato

Street Address:

5052 Golden Circle

City, State and Zip Code:

Denton TX

Phone Number:

940-231-4070

Email Address:

lois.plato@gmail.com

Physical Address of Property within 200 Feet:

No.



Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

see attached

Signature:

Bernard J. Vokoun

Printed Name:

Bernard J Vokoun (Bud)

Street Address:

3409 Grant Pkwy

City, State and Zip Code:

Denton Tx 76208

Phone Number:

940 566 1177

Email Address:

b.vokoun@verizon.net

Physical Address of Property within 200 Feet:

N/A


Development Services

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Response Form

Project Number MPA24-0001

Windsor Drive Extension

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Please circle one:

☐ In favor of request

☐ Opposed to request

Comments:

If King Row is closed - Windsor Plan is OK
 Is all of East Windsor to be designated "Major Connector"?

Signature:

Printed Name:

Street Address: 3001 Dominion St

City, State and Zip Code: Denton Tx 76209

Phone Number: 469 223 9948

Email Address: rr-irvin@mindspring.com

Physical Address of Property within 200 Feet:


Development Services

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Response Form

Project Number MPA24-0001

Windsor Drive Extension

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Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

I was opposed to this amendment, but hearing from Shandra that E. Windsor Dr. inside the loop will remain a collector road helps alleviate my concerns.

Signature:

Leslie Terronez

Printed Name:

Leslie Terronez

Street Address:

2620 Robinwood Ln

City, State and Zip Code:

Denton TX 76209

Phone Number:

817-896-9764

Email Address:

Ldt0016@gmail.com

Physical Address of Property within 200 Feet:



Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments: Concerned about Kids & pets
Not good to have heavy TRAFFIC for
Families and school kids

Signature: Ron Fannin

Printed Name: RON FANNIN

Street Address: 1910 ARCHER ROAD

City, State and Zip Code: DENTON, TX 76209

Phone Number: 940 300-0113

Email Address: rfannin678@gmail.com

Physical Address of Property within 200 Feet:



Development Services

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

Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Too Close To Schools - Already A Speeding Issue That Can't Be Controlled - "Through Way" Will Only Make It Worse And More Dangerous

Signature:

Printed Name:

TRISKA ANADARA BRAUN-GOOD

Street Address:

2103 Foxcroft Circle

City, State and Zip Code:

Denton, Texas 76209-7811

Phone Number:

214-803-1018 940-565-9463

Email Address:

GoodArts@aol.com

Physical Address of Property within 200 Feet:



Development Services

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

Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

PLEASE DON'T ADD MORE TRAFFIC, SPEEDERS, AND
LITTER TO OUR NEIGHBORHOOD. THIS NEIGHBORHOOD WAS HERE LONG
BEFORE THESE ROADS + DEVELOPERS - LEAVE IT A QUIET, SAFE FAMILY
AREA!

Signature: _____

Printed Name: _____

RANDALL M. GOOD

Street Address: _____

2103 FOXCROFT CIRCLE

City, State and Zip Code: _____

DENTON, TX. 76209-7811

Phone Number: _____

(940) 390-1171

Email Address: _____

rg.goodarts@gmail.com

Physical Address of Property within 200 Feet: _____


Development Services

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

Response Form

Project Number MPA24-0001

Windsor Drive Extension

 You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

This neighborhood was promised years ago that Windsor would never be linked to the Loop. Our area is children + walker friendly. The increased traffic from this proposal would be detrimental to what we love about the Idiot's Hill neighborhood.

Signature:

Mary L Johnson

Printed Name:

Mary L Johnson

Street Address:

2803 Nottingham

City, State and Zip Code:

Denton, TX 76209

Phone Number:

940-368-4929

Email Address:

1mary.j@gmail.com

Physical Address of Property within 200 Feet:

residential



Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Strongly oppose! Traffic, speed

Signature: _____

Printed Name: Varina Lavelle

Street Address: 3109 Broken Bow

City, State and Zip Code: Denton, Tx 76209

Phone Number: 940-594-7967

Email Address: vlavelle55@hotmail.com

Physical Address of Property within 200 Feet: _____


Development Services

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

Response Form

Project Number MPA24-0001

Windsor Drive Extension

 You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

The will cause ~~under~~ undue traffic through
 our neighborhood to get to other neighborhoods
 with the closure of Kings Row

Signature:

Printed Name:

Amy Morales

Street Address:

4212 Forest Bend R.

City, State and Zip Code:

Denton, TX 76208

Phone Number:

(940) 206-2592

Email Address:

amyann1978@yahoo.com

Physical Address of Property within 200 Feet:

**Response Form**

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request☒ Opposed to request

Comments:

unless traffic calming devices & safety measures are implemented on ~~WINDOR~~ prior to Kings Row changes

The infrastructure of traffic calming devices MUST BE IN PLACE on N/S streets in Nottingham Woods neighborhood

Signature:

B. Elaine Davis

Printed Name:

B. Elaine Davis

Street Address:

2418 Kayewood Dr

City, State and Zip Code:

Denton TX 76209

Phone Number:

940-231-3995

Email Address:

belaine.davis78@gmail.com

Physical Address of Property within 200 Feet:

??

City of Denton, TXDOT & County work on the plan -


Development Services

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Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

The proposed plan to extend Windsor to the loop will make it a major thoroughway and very dangerous

Signature:

Printed Name:

James C. Renfro

Street Address:

3329 Cooper Branch E.

City, State and Zip Code:

Denton, 76229

Phone Number:

(940) 595-2955

Email Address:

renfro95@Verizon.net

Physical Address of Property within 200 Feet:



Development Services

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

Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

AT GRADE INTERSECTION @ WINDSOR SHOULD NOT
BE ON THE MAP FOR APPROVAL BECAUSE IT IS NOT CLEAR
AT THIS TIME WHAT WILL HAPPEN @ KINGS ROW INTERSECTION
NO GUARENTEE KINGS ROW WILL BE CLOSED.

Signature:

Printed Name:

BRIAN BENTLEY

Street Address:

2528 JAMESTOWN LN

City, State and Zip Code:

DENTON

76209

Phone Number:

817-320-0829

Email Address:

Bbobbopuppy@aol.com

Physical Address of Property within 200 Feet:

**Development Services**

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

Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.**Please circle one:**☐ In favor of request☒ Opposed to request**Comments:****Signature:****Printed Name:**

Tonya Littmann

Street Address:

111 Alan A Dale Cir

City, State and Zip Code:

Denton, TX 76209

Phone Number:

940-453-3905

Email Address:

tonya@tonyalittmann.com

Physical Address of Property within 200 Feet:



Development Services

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

Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Don't Build it

Signature:

Beau L. Johnson

Printed Name:

Beau L. Johnson

Street Address:

2803 Nottingham Dr

City, State and Zip Code:

Denton 76209

Phone Number:

940368 4928

Email Address:

Physical Address of Property within 200 Feet:



Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

DON'T WANT THE EXTENSION!

Signature:

Printed Name:

Jon Liftmann

Street Address:

111 ALAN-A-DACE

City, State and Zip Code:

DENTON, TX

Phone Number:

940 453-3904

Email Address:

Physical Address of Property within 200 Feet:


Development Services

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

Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

I feel like the developers of these homes should be responsible for access to their developments. The city of Denton is having difficulty maintaining the streets we have.

Signature:

Elaine Fannin

Printed Name:

ELAINE FANNIN

Street Address:

1910 Archer TRAIL

City, State and Zip Code:

Denton 76209

Phone Number:

9402063946

Email Address:

efannin5@hotmail.com

Physical Address of Property within 200 Feet:

Nottingham is a disgrace.

Also, its a

DANGER TO

school children

going to and from school.


Development Services

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Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

This project will have a huge negative impact on our street and our neighborhood.
 The traffic will be faster and more dangerous. I walk to work
 at Schultz with our students and the idea of the increased traffic and our children
 terrifies me.

Signature:

Printed Name:

Sarah Bynane

Street Address:

1325 E Windsor Dr.

City, State and Zip Code:

Denton, TX 76209

Phone Number:

817-403-4436

Email Address:

sarah.bynane@gmail.com

Physical Address of Property within 200 Feet:

1325 E. Windsor Dr.; Denton, TX

76209

Wyatt, Julie

From: bbobopuppy@aol.com
Sent: Sunday, April 7, 2024 5:40 PM
To: Wyatt, Julie
Subject: Windsor extension

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

Julie,

It needs to brought out the history of the Windsor extension/overpass. The P&Z had this before them sometime between 2009- 2015 (Im thinking it was more like 2011-2013). The P&Z had a plat request for the property on the East side of Loop 288, and North of Mingo. I believe the property was owned by Dr. Wolsky. The planner was from Dallas and the case was a disaster. There was discussion by staff to the P&Z that there was a cost sharing required for the Windsor extension & bridge to be paid by the applicant to the City. The Windsor extension was not shown on the plat, so the P&Z could not approve the plat because it was lacking details. The plat was denied or sent back for rework. So, **Who is paying for Windsor now?** If the applicant can allege the plat was turned down because of the co-funding portion, but now the City is willing to pay 100%, then I would think the applicant could have a lawsuit against the City for the denial of his plat, and his exclusion from financial benefits of his planned development. An open records request or a video copy of that meeting could come back to bite the City.

Brian Bentley

Wyatt, Julie

From: Butt, Farhan
Sent: Tuesday, April 9, 2024 2:08 PM
To: Wyatt, Julie
Cc: Muruganandham, Chandrakanth; Firgens, Tina; Butt, Farhan; McDonald, Scott
Subject: FW: Kings Row-Windsor Road Connection Proposal

FYI

From: Martin Griffith <griftin.chem75@gmail.com>
Sent: Tuesday, April 9, 2024 1:52 PM
To: Butt, Farhan <Farhan.Butt@cityofdenton.com>
Subject: Kings Row-Windsor Road Connection Proposal

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

Good afternoon Farhan and Tina

I want to offer my suggestions on the proposal and presentation going forward.

I always present the problem first and foremost with all the restrictions following closely. I then present the proposed solution, noting that it is not the final but limited to what is expedient for the time constraints presented in the restrictions. In this case, for the present time, I would not offer all the possibilities imagined. In my estimation, this caused great confusion and frustration in the audience. Knowing that the problem is TxDOT and its focus on mass traffic flow, then present that first and inform the audience that the only available avenue for south flow traffic to and from the east side of Loop 288 is to present the proposed by-pass to TxDOT, nothing more.

All the discussion concerning what will happen to Windsor, west side, was not needed at this stage. Kings Row is by no means a heavily traveled highway currently. The elimination of this crossover only affects south bound traffic into and out of the east side of Loop 288 at the area in question. Therefore, only south bound or direct crossing traffic will use the Windsor bypass, not significantly affecting current traffic flow.

Therefore, present only the problem (TxDOT) and the restrictions (only available alternative) and it is to have TxDOT include it in their projected Hwy 380- Loop 288 by-pass. Also, that Denton can not do more than this at the present time period. Do not go into all the various types of highway, road or bypass names, configurations, Windsor traffic flow, design for bicycles or pedestrians. This causes great confusion, misunderstandings and frustrations. Since nothing will actually begin for years on the projected by-pass, either the Hwy 380-Loop 288 or the Windsor by-pass, emphasize all that can be done is get the Denton proposed Windsor by-pass on TxDOT master plan. Also, emphasize that this is the only available south bound access to or from the east side of Loop 288. If voters are opposed to this alternative, they can speak their minds at the polls for the bond required.

I trust that I have presented this in a positive manner, designed only to offer my suggestions and offer of assistance.

Martin (Buck) Griffith MChE, PE (retired refinery manager)

Wyatt, Julie

From: Monica Landreth <monicalandreth@hotmail.com>
Sent: Monday, April 29, 2024 9:25 AM
To: Wyatt, Julie
Subject: Re: April community meeting regarding the proposed East Windsor Drive Mobility Plan Amendment

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

Julie,
I talked to a parent whose child goes to Hodge Elementary. They have not been apprised of anything going on with regard to road changes. This person lives on Laguna, which is off Sherman Drive and drives their child to school straight down Kings Row.
If a parent wants their child to be in a bilingual setting, they may choose to go to Hodge. That means they would be traveling from areas that would not appear to be in the Hodge district. I think for the future traffic planning those parents ought to be taken into consideration.
Monica Landreth
5502 Farris Rd.
Denton, Texas

Sent from my iPhone

On Apr 25, 2024, at 5:06 PM, Wyatt, Julie <Julie.Wyatt@cityofdenton.com> wrote:

Good afternoon!

Since you attended a previous community meeting regarding the proposed Windsor extension, I wanted to let you know of an additional upcoming community meeting regarding the proposal. The purpose of this meeting is to inform the community and gather feedback from residents west of Loop 288 regarding the amendment to the 2022 Mobility Plan to extend East Windsor Drive across State Loop 288. The proposed amendment aims to ensure the City's Mobility Plans are consistent with Texas Department of Transportation (TXDOT) design schematics for the US 380 Connector and State Loop 288 and to improve safety. As part of this proposed amendment, a new roadway classification, Major Collector, will be added to the Mobility Plan. The Major Collector roadway will facilitate the Windsor Drive connection as a slow-speed roadway to ensure a safe east-west bicycle- and pedestrian-oriented corridor to improve mobility and access to the area.

The meeting details are as follows:

1. **Monday, April 29 from 6:30 p.m. (at Nette Shultz Elementary, 1502 Hanover Dr., Denton, TX 76209)**

For more information, refer to the City's Community Input Meetings webpage:
<https://www.cityofdenton.com/449/Community-Input-Meetings> or feel free to contact me at (940) 349-8585 or julie.wyatt@cityofdenton.com.

Thank you very much, and please feel free to share!

Julie Wyatt, AICP
Principal Planner
Development Services
401 N. Elm Street
Denton, Texas 76201
Office: (940) 349-8585
www.cityofdenton.com

<image001.png>

Your feedback is valuable in helping our service. Please take a few minutes to fill out a brief survey to let us know how we can continue to improve the City's Development Process [here](#).



Development Services

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

Response Form

Project Number MPA24-0001
Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

This project will have a huge negative impact on our street and our neighborhood. The traffic will be faster and more dangerous. I walk to work at Shultz with our students and the idea of the increased traffic and our children being terrified of me.

Signature: [Signature]

Printed Name: Sarah Bynane

Street Address: 1325 E Windsor Dr.

City, State and Zip Code: Denton, TX 76209

Phone Number: 817-403-4436

Email Address: sarah.bynane@gmail.com

Physical Address of Property within 200 Feet: 1325 E. Windsor Dr.; Denton, TX 76209



Development Services

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

Response Form

Project Number MPA24-0001
Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

I teach at Shultz Elementary + also
live off of Nottingham + Windsor. I want all

Signature: Alison Johnson

Printed Name: Alison Johnson

Street Address: 3216 Nottingham Drive

City, State and Zip Code: Denton, TX 76209

Phone Number: 940 206 8102

Email Address: dentonjohnsons2@gmail.com

Physical Address of Property within 200 Feet:

3216 Nottingham Dr. Denton 76209

of
our
children
to be
safe.



Development Services

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

Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request ☐ Opposed to request

Comments:

Signature: _____

Printed Name: _____

Street Address: _____

City, State and Zip Code: _____

Phone Number: _____

Email Address: _____

Physical Address of Property within 200 Feet: _____



Development Services

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

Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request ☐ Opposed to request

Comments:

Signature: _____

Printed Name: _____

Street Address: _____

City, State and Zip Code: _____

Phone Number: _____

Email Address: _____

Physical Address of Property within 200 Feet: _____

Wyatt, Julie

From: ehc.ec@charter.net
Sent: Monday, March 25, 2024 10:31 AM
To: Wyatt, Julie
Subject: RE: Community meetings regarding a proposed East Windsor Drive Mobility Plan Amendment

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

Julie, thank you for this notice.

Would you please enter the following statement from me to the City Council into the record, and transmit it to the all its members:

Adding the Windsor overpass at Loop 288 to the City's mobility Plan is absolutely imperative for preserving the health, safety and
welfare of the residents on both sides of the Loop at Kings Row and beyond.
Also, continuing Windsor to Cooper Creek and reinstalling Ferris Rd from Kings Row to the Windsor extension are most necessary
for better traffic flow.

Thank you.

Eva H. Cadwallader

From: Wyatt, Julie <Julie.Wyatt@cityofdenton.com>
Sent: Tuesday, March 19, 2024 10:32 PM
To: McDonald, Scott <Scott.McDonald@cityofdenton.com>; Firgens, Tina <Tina.Firgens@cityofdenton.com>; Zagurski, Hayley <Hayley.Zagurski@cityofdenton.com>; Butt, Farhan <Farhan.Butt@cityofdenton.com>; Muruganandham, Chandrakanth <Chandrakanth.Muruganandham@cityofdenton.com>
Subject: Community meetings regarding a proposed East Windsor Drive Mobility Plan Amendment

Good evening!

I hope you are doing well! Due to your previous interest in topics related to transportation and development, I wanted to let you know of two upcoming community meetings regarding a proposed East Windsor Drive Mobility Plan Amendment. The purpose of these meetings is to inform the community and to gather feedback regarding an amendment to the 2022 Mobility Plan to extend East Windsor Drive across State Loop 288, connecting to Cooper Creek Road. The proposed amendment aims to ensure the Texas Department of Transportation (TXDOT) design schematics for the US 380 Connector and State Loop 288 include both of the following intersections to improve safety and overall connectivity:

- East Windsor Drive and Loop 288
- Kings Row and Loop 288

As part of this proposed amendment, a new roadway classification, Major Collector, will be added to the Mobility Plan. The Major Collector roadway will facilitate the Windsor Drive connection as a slow-speed roadway to ensure a safe east-west bicycle- and pedestrian-oriented corridor to improve mobility and access to the area.

The meeting details are as follows:

- Tuesday, March 26 at 6:00 p.m. (Virtual—you can register here: https://cityofdenton.zoom.us/webinar/register/WN_MdQU2PcDQbS3BQji3o00xA#/registration)
- Thursday, March 28 from 6-8:00 p.m. (Hodge Elementary, [3900 Grant Pkwy, Denton, TX 76208])

For more information, refer to the City's Community Input Meetings webpage:

<https://www.cityofdenton.com/449/Community-Input-Meetings> or feel free to contact me at (940) 349-8585 or julie.wyatt@cityofdenton.com.

Thank you very much, and we look forward to seeing you soon!

Julie Wyatt, AICP

Principal Planner
Development Services
401 N. Elm Street
Denton, Texas 76201
Office: (940) 349-8585
www.cityofdenton.com



Your feedback is valuable in helping our service. Please take a few minutes to fill out a brief survey to let us know how we can continue to improve the City's Development Process [here](#).

Wyatt, Julie

From: Ned Woodbridge <nwoodbr@earthlink.net>
Sent: Tuesday, March 26, 2024 8:38 PM
To: Wyatt, Julie
Cc: Bodine, Matt; Butt, Farhan; Muruganandham, Chandrakanth; Beck, Brian; McDonald, Scott
Subject: Presentation tonight on the potential Windsor crossing at Loop 288

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

Julie, Scott and colleagues at the City,

Thank you for arranging and presenting the plan for a crossing of the Loop 288 at Windsor this evening. The neighborhood and I very much appreciate your looking into the traffic problems we are experiencing and considering a solution to alleviate this condition now and in the future as the Northeast Denton develops.

Just to let you know, I registered on March 20 for the zoom meeting that took place this evening. Yet I never received an email from you or your provider with a link. I checked my emails (including spam filters) multiple times this afternoon and could not find it. This may be why I heard you expected more people to attend who failed to do so. That said, I plan to attend the meeting Thursday evening.

From what I heard of the meeting, my biggest concern with the proposal is that the City is simply moving the current bottleneck from the King's Row intersection a few hundred yards south to the Windsor crossing. The bottleneck for our area will remain essentially one point of egress from the neighborhood. I thought I heard that the current crossing of the Loop at Kings Row will be blocked permitting only right turns out of or into Kings Row. As the vast majority of traffic exiting Kings Row from the East goes southbound on Loop 288 (and some straight across Kings Row to the west), this exiting traffic will simply shift south to the new Windsor intersection. The outbound traffic and backups from our neighborhood will change location but not lessen. Did I hear this correctly?

I surmise you considered in your plan (1) how to reduce the potential conflict of the traffic coming off the 380 connector onto Loop 288 from the south and Kings Row traffic given their proximity, which this plan appears to help and (2) the difficulty that the new neighborhood being constructed immediately adjacent to Kings Row will have trying to get in and out given the traffic there and the closeness of their exit onto Kings Row to the 288 intersection – all this seems on initial thought a good aspect of the proposal!

Lastly, I ask what will happen to this Windsor intersection when the Loop 288 is expanded by TxDOT to a larger limited access highway in the future? Will TxDOT keep the intersection at Windsor? How will the southbound traffic off the Loop 288 heading onto the 380 connector there be routed? Will that conflict with the new Windsor Intersection? I fear this intersection for the neighborhood may be lost entirely.

Thank you for your all your effort and consideration. I look forward to attending Thursday and learning more.

Sincerely,
Ned Woodbridge

Wyatt, Julie

From: Garcia, Christian
Sent: Wednesday, March 27, 2024 11:49 AM
To: Wyatt, Julie
Subject: FW: April 10 Public Hearing: I express Opposition

I am being told this project is yours... 😊

Christian Garcia | Planning Technician Supervisor
Department of Development Services | Planning Division
Direct: (940)349-8073 | Main: (940)349-7716
401 N. Elm Street, Denton, TX 76201
Christian.Garcia@cityofdenton.com
www.cityofdenton.com/landdevelopment



OUR CORE VALUES

Collaboration • Fiscal Responsibility • Inclusion • Quality Service • Strategic Focus

Your feedback is valuable in helping our service. Please take a few minutes to fill out a brief survey to let us know how we can continue to improve the City's Development Process [here](#).

From: Doug Wise <douglasdwise@gmail.com>
Sent: Wednesday, March 27, 2024 10:01 AM
To: development <development@cityofdenton.com>
Subject: April 10 Public Hearing: I express Opposition

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

Good morning,

I see that a public hearing will be held on April 10 regarding a proposal to connect E Windsor Dr to State Loop 288. "Citizens are invited to make their views known by...emailing the Department of Development Services with your comments prior to the date of the public hearing."

I wish to express my opposition to this. E Windsor Dr has a residential nature that is safe for bicyclists and pedestrians and children. Alternative connectors from E Windsor Dr to the Loop already exist, such as the many streets connecting Windsor and University as well as Kings Row. I do not think increased through-traffic in this location provides enough benefit to the city or to impacted residents such as myself to outweigh the negatives.

Thank you,

-Doug Wise, resident at 2816 Megan St, Denton TX

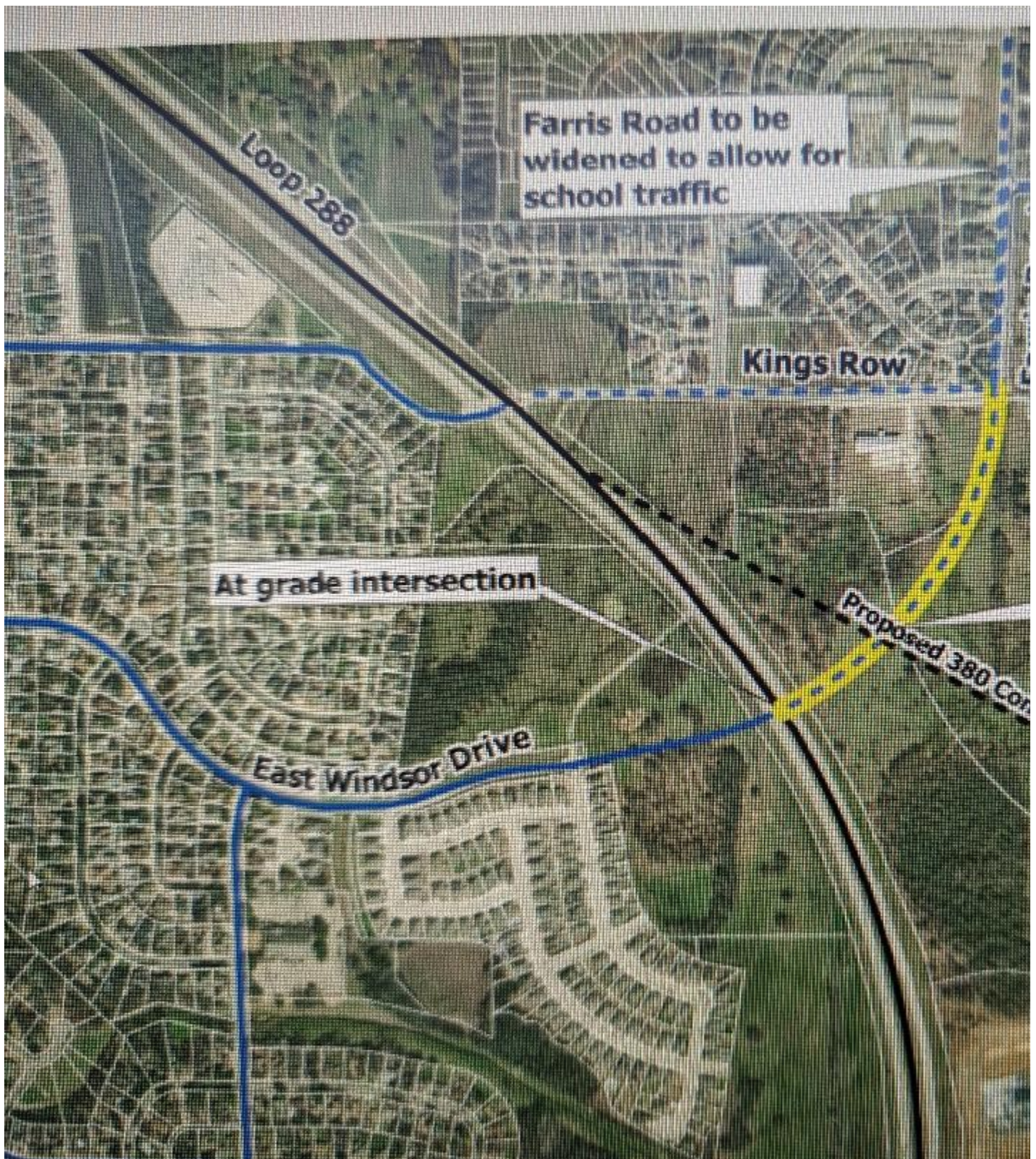
Wyatt, Julie

From: Bridget Marshall <txbridge@verizon.net>
Sent: Tuesday, March 26, 2024 9:46 PM
To: Butt, Farhan
Cc: Muruganandham, Chandrakanth; Wyatt, Julie; Bodine, Matt; McDonald, Scott; Beck, Brian
Subject: Kings Row Intersection and Proposed Windsor Drive Extension

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

Hello Mr. Butt,

I'm glad to see the city is intending to reinstate the Windsor Drive extension to help alleviate traffic and safety issues in the Northeast Denton area, but am concerned about the egress from Kings Row. It was unclear in the Zoom presentation how traffic at the intersection of Kings Row will access southbound Loop 288. The map below from the presentation makes it look like Kings Row will exist the same as it does today. It is my understanding that it will be a right turn in, right turn out at Loop 288. Does that mean there will be no cross traffic and the signal will be removed?



Scott McDonald talked about a possible turnaround, but it was unclear where exactly that would be. How will westbound traffic on Kings Row (i.e., traffic east of Loop 288) be able to go southbound on Loop 288?

For clarification for Thursday's meeting at Hodge Elementary, could you please provide a schematic or illustration of what the intersection at Kings Row, including the turnaround, will look like with the proposed amendment to the Mobility Plan?

Also, how many new overpasses will there be on Loop 288 between the proposed 380 connector and FM 428/Sherman Dr.?

Thank you for your time and assistance.

Sincerely,

Bridget Marshall

Wyatt, Julie

From: Light Cummins <LCummins@austincollege.edu>
Sent: Friday, March 29, 2024 11:48 AM
To: Muruganandham, Chandrakanth
Cc: Wyatt, Julie
Subject: The Mobility Plan Meeting at Hodge Elementary

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

I am absolutely impressed with the high degree of professionalism the entire planning staff exhibited at the meeting last night. You have my applause and I express my gratitude for what you are doing.

This email puts on record with you my reactions to your very thorough presentation.

In my opinion, your proposal will significantly increase the volume of cross-town, thru-neighborhood traffic flow from the proposed new link at Loop 288 westward along Windsor to Sherman Drive, while also including a collateral increase in traffic flow on both Old North and Nottingham from Windsor to University, thereby stressing all these streets with a volume of traffic which they are not designed to handle.

This incremental stress will only become worse when the currently vacant land on both sides of Loop 288 along King's Row and to the south becomes areas for new residential and commercial development, a process which has already started. The mobility plan as it currently exists for Windsor west of Loop 288 needs to be revisited with additional planning which must include a public forum held at Nette Schulz and additional tweaking of the current mobility plan on city streets west of Loop 288.

Specifically, if the current mobility plan remains for Windsor west of the loop, it may necessitate significant traffic flow modifications all along Windsor, Old North, and Nottingham which will change the current residential character of the extended neighborhood.

I agree that the purpose of holding TxDot to a municipal mobility plan is indeed important, but there may be another solution: 1) Keep King's Row open across Loop 288 at the current grade level crossing with its existing traffic signals, but after straightening the S curve on the west side. 2) Extend west Windsor to Loop 288, but not have it cross 288. Instead, the median remains with only right turn access and regress at the west Windsor extension to the southbound lane of Loop 288. 3) Build the proposed new leg of Windsor east from 288 to Farris Road, also without it crossing the median of Loop 288, also instead with right turn only access to and from the north bound lane of the loop. On the surface of things, that seems as logical as the current plan with the potential of less rerouting of thru traffic across the adversely impacted city streets west of the loop. Can that be considered or is it too late for changes to the proposal?

Again, thank you for all your hard work.

Light T. Cummins
3108 Megan

Denton, TX 76209-1595

Wyatt, Julie

From: Butt, Farhan
Sent: Friday, March 29, 2024 4:12 PM
To: Firgens, Tina; Stackhouse, Justin; Wyatt, Julie; Muruganandham, Chandrakanth
Subject: RE: Kings Row / Loop 288 intersection

Thank you Tina

From: Firgens, Tina <Tina.Firgens@cityofdenton.com>
Sent: Friday, March 29, 2024 9:21 AM
To: Stackhouse, Justin <Justin.Stackhouse@cityofdenton.com>; Wyatt, Julie <Julie.Wyatt@cityofdenton.com>; Muruganandham, Chandrakanth <Chandrakanth.Muruganandham@cityofdenton.com>; Butt, Farhan <Farhan.Butt@cityofdenton.com>
Subject: FW: Kings Row / Loop 288 intersection

Forwarding comment in support and historical perspective.

T.

Tina M. Firgens, AICP

Deputy Director of Development Services/Planning Director
Department of Development Services
Office: (940) 349-8507 (Direct)
401 N. Elm Denton, TX 76201
www.cityofdenton.com

From: fritz poppe <wpoppe@verizon.net>
Sent: Thursday, March 28, 2024 8:56 PM
To: Firgens, Tina <Tina.Firgens@cityofdenton.com>
Subject: Kings Row / Loop 288 intersection

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

Hi Tina.

I enjoyed tonight's session, and it appears the right things are being done, thanks to people like yourself who are working on solutions and improvements in the face of increasing population.

What I have to share is a story about that intersection dating back to the late 70's or so. This is what I know, based on a conversation with (I think) Gary Hammett who was the elected Denton County Surveyor, An elected office at that time.

Gary said that when the north portion of the loop (from University Drive north and west) was in the planning stages, TEXDOT approached the city concerning their needs with regard to the new portion of Loop 288. They indicated that the state planned for overpasses at each state highway or FM Road. The city responded to say that with an underpass for Bonnie Brae ,it would be OK for grade crossings at Kings Row and for north Stuart Street.

Once the loop was opened, it became clear that both posed problems with traffic accidents happening from the start. Soon Stuart was closed to cross traffic at the loop. The citizens soon pleaded for a traffic light at Kings Row, which we have to this day.

In hindsight: The city should have requested an OVERPASS at Kings Row!

Thanks for hearing me out.

W. F. Fritz" Poppe

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

This will increase traffic in a residential area which is a safety concern especially since there are 2 schools and a park.

Signature: Rebecca Bates

Printed Name: Rebecca Bates

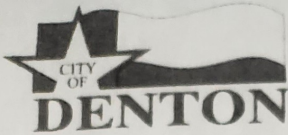
Street Address: 11609 Victoria Dr.

City, State and Zip Code: Denton, TX 76209

Phone Number: 940 391 7050

Email Address: beckyb512@gmail.com

Physical Address of Property within 200 Feet: same as above



Response Form

Project Number MPA24-0001
Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

This will increase traffic and therefore
be more dangerous in a neighborhood.

Signature:

Fernando Reyna

Printed Name:

Fernando Reyna

Street Address:

2411 Kayewood Dr. ~~Dr.~~

City, State and Zip Code:

Denton, TX. 76209

Phone Number:

940.231.4382

Email Address:

ferno.reyna@

Physical Address of Property within 200 Feet:

Response Form

Project Number MPA24-0001

Windsor Drive Extension

You may also email a copy to julie.wyatt@cityofdenton.com.

Please circle one:

☐ In favor of request

☐ Opposed to request

Comments:

We understand the city's need to present a plan to TxDOT.
We don't think Windsor is a viable alternative due to the existing
neighbor on the west of the loop. We don't feel that school families
were represented at the meeting.

Signature:

Monica + Garry Landreth

Printed Name: Monica + Garry Landreth

Street Address: 5502 Farris Rd

City, State and Zip Code: Denton Tx 76208

Phone Number: 940-382-2964

Email Address: monica.landreth@hotmail.com

Physical Address of Property within 200 Feet: 5502 Farris Rd, Denton

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A COMPREHENSIVE PLAN AMENDMENT TO MODIFY THE 2022 MOBILITY PLAN, INCLUDING ADDING A MAJOR COLLECTOR ROADWAY FUNCTIONAL CLASSIFICATION TO THE THOROUGHFARE PLAN AND AMENDING THE THOROUGHFARE PLAN MAP TO CHANGE THE ALIGNMENT OF THE 380 CONNECTOR AND TO EXTEND EAST WINDSOR DRIVE ACROSS STATE LOOP 288. THE GENERAL AREA IS LOCATED AT THE CURRENT TERMINUS OF EAST WINDSOR DRIVE, APPROXIMATELY 700 FEET WEST OF STATE LOOP 288, SOUTH OF KINGS ROW, AND EXTENDING APPROXIMATELY 4,800 FEET TOWARD THE EAST, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL MOBILITY PLAN; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (MPA24-0001b)

WHEREAS, on March 22, 2022, the City of Denton adopted the 2022 Mobility Plan; and

WHEREAS, on May 15, 2024, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded full and fair hearings to all property owners interested in this regard, and have recommended _____ (#-#) of the amendment; and

WHEREAS, on _____, 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 2.7.1 of the Denton Development Code, and is consistent with the Denton 2040 Comprehensive Plan and the Denton Development Code;

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, in considering the application for a Comprehensive Plan Amendment to modify the Thoroughfare Plan and Thoroughfare Plan Map of the Mobility Plan (the "Subject Amendment"), have determined that the Subject Amendment 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 Subject Amendment 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 Thoroughfare Plan Map of the Mobility Plan is hereby amended as described in Exhibit "A" and depicted in Exhibit "B".

SECTION 3. The City's official Thoroughfare Plan Map is hereby amended to show the change in the future roadways.

SECTION 4. The Thoroughfare Plan is hereby amended as described in Exhibit “A”.

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

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

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

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

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
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:
HILARY NEGRON CITY ATTORNEY

BY: _____

DRAFT

Exhibit A

Modification to the Thoroughfare Plan Map of the 2022 Mobility Plan

Change the alignment of the 380 Connector and to extend East Windsor Drive across state Loop 288.

Modification to the Thoroughfare Plan

Add the following to the Roadway Classification Definitions:

Street Class	Definition	Context	ROW	Lanes	Target Speed
Major Collector	<ul style="list-style-type: none">Owned and maintained by CityServes neighborhood trafficLow levels of trafficIntended to provide sufficient space for multimodal facilities to respond to adjacent land uses and users		110'	Varies	35 mph

Updated Thoroughfare Plan Map





City of Denton

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

Legislation Text

File #: DCA24-0006, **Version:** 1

AGENDA CAPTION

Hold a public hearing and consider making a recommendation to the City Council regarding amending the Denton Development Code; amendments include but are not limited to Table 5.2-A: Table of Allowed Uses, Section 5.4.3 General Standards for Accessory Uses and Structures, Section 5.4.4 Additional Standards for Specific Accessory Uses, and Section 9.2: Definitions related to the regulation of Donation Boxes. (DCA24-0006, Donation Boxes, Mia Hines)



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: May 15, 2024

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code; amendments include but are not limited to Table 5.2-A: Table of Allowed Uses, Section 5.4.3 General Standards for Accessory Uses and Structures, Section 5.4.4 Additional Standards for Specific Accessory Uses, and Section 9.2: Definitions related to the regulation of Donation Boxes. (DCA24-0006, Donation Boxes, Mia Hines)

BACKGROUND

The purpose of this request is to establish regulations for where donation boxes are allowed to be located within the City of Denton, expand the use-specific standards related to donation boxes, and refine other aspects of the Denton Development Code related to this accessory use. As described below, the City's existing regulations related to this use are inconsistent, and updates are needed to ensure consistency with recent court rulings in other North Texas communities that have restricted a city's ability to impose regulations that effectually prohibit or significantly limit the visibility of donation boxes in highly trafficked areas.

The United States Supreme Court has determined that, in general, the solicitation of donations qualifies as expressive conduct protected by the First Amendment. Today, it is not uncommon for the solicitation and collection of donated goods to occur via unattended receptacles placed on properties deemed convenient for both the donors and the receiving agency (i.e. school campuses, retail hubs, religious assembly establishments, etc.). In drawing a distinction between the unique charitable use of a "donation box" and other portable structures and receptacles that may also be used for the temporary storage and collection of items, governing agencies have an avenue to establish reasonable standards for the more permanent placement and operations of such facilities to ensure compatible land uses and limit points of conflict, especially in areas where charitable giving and receiving may not be the primary use.

Subchapter 9.2 of the Denton Development Code (DDC) currently defines a "donation box" as a "portable container for the acceptance of donations operated by a non-governmental entity, a for-profit company, or non-profit organization that can be emptied and readily moved." The Code also currently requires that such uses shall be accessory to a primary business on the same lot and shall not restrict the use or access to any parking spaces required for that principal use. While the use is listed in the Accessory Uses category in DDC Table 5.2-A: Table of Allowable Uses, it is not shown to be permitted in any Zoning Districts. Under these current standards, the City is inherently prohibiting the use of donation boxes for the solicitation and collection of donated goods. Given that this has become a more common form of exchanging such items, staff proposes to amend the DDC to allow for donation boxes and establish narrowly tailored regulations (see Exhibit 4).

Proposed Amendments:

To address the City's current restrictions, staff recommends the below Code amendments related to Donation Boxes. A summary of the proposed modifications is included below; a redline draft of the relevant DDC Sections can be found in Exhibit 3:

- Amend Table 5.2.A Table of Allowed Uses to allow Donation Boxes as a permitted use in any Zoning District in accordance with recent court findings that this use, if permitted, may not be restricted to zoning districts that account for only a miniscule portion of the city or that would restrict the ability to locate donation boxes in frequently visited locations such as commercial centers. Additionally, staff evaluated land uses that are typically associated with having donation boxes (e.g. religious facilities, educational institutions, retail) and the zoning districts in which those uses are located within, to assess appropriate zoning districts in which to allow donation boxes.
- Amend Subsection 5.4.3 General Standards for Accessory Uses and Structures by amending Subpart 5.4.3.B to allow for donation boxes to be located in front and side yards in accordance with recent court findings that this use, if permitted, may not be restricted to areas of low visibility.
- Amend Subsection 5.4.4 Additional Standards for Specific Accessory Uses by repealing the existing language in Subpart 5.4.4.B Donation Box, and replacing it as follows:
 1. *General* – this section is added to require that donation boxes be accessory to only those uses most appropriate for soliciting public donations (i.e. retail centers, schools, or churches as opposed to single-family homes or industrial facilities the public does not frequent) and to ensure proper storage of donated items in an enclosed box rather than in a way that leaves the items exposed to the elements. This section also allocates the number of permitted structures based on the size of the principal structures.
 2. *Location and Design* – this section is added to impose specific criteria for the placement of donation boxes to ensure these receptacles do not encroach into required setbacks and public easements. This section also establishes specific criteria for the design of donation boxes, ensuring their durability and requiring the display of a local contact in case of emergency and/or violation of these proposed standards.
 3. *Registration and Permitting* – this section is added to ensure compliance with the standards above. This section also requires an annual registration to ensure continued property owner consent and maintain up-to-date contact information for those responsible for the upkeep of these receptacles.
 4. *Maintenance and Upkeep* – this section is added to ensure donation boxes are kept in good condition and remain clear of trash and debris.
 5. *Revocation of Permit* – this section is added to establish a process for the revocation of an issued permit in the event an applicant and/or property owner fails to comply with these proposed standards.
- Amend Section 9.2 Definitions by removing the statement pertaining to the accessory nature of donation boxes. The requirement that donation boxes be accessory is captured via the proposed amendments to Subsection 5.4 as well as the existing land use categorization in Table 5.2.

An analysis of this request based upon the DDC's criteria for approval for code amendments is provided in Exhibit 2.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
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April 23, 2019	City Council	Consider 2019 DDC Update	Approved with an effective date of October 1, 2019
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OPTIONS

1. Recommend Approval
2. Recommend Approval with conditions
3. Recommend Denial
4. Postpone Item

RECOMMENDATION

Staff recommends **approval** of the amendments related to Donation Boxes as the proposed amendments meet the established criteria for approval for Code Text Amendments as outlined in Section 2.7.4D of the DDC.

See Exhibit 2 for Staff Analysis.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Redline Markups
4. Draft Ordinance

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

Prepared by:
Mia Hines, AICP
Senior Planner

Staff Analysis

DCA24-0006/ Donation Box Code Amendments

REQUEST:

This is a city-initiated Code amendment to the Denton Development Code (DDC) related to Donation Boxes, specifically amendments to Table 5.2-A: Table of Allowed Uses, Section 5.4.3: General Standards for Accessory Uses, Section 5.4.4 Additional Standards for Specific Accessory Uses, and Section 9.2: Definitions related to the regulation of Donation Boxes.

CONSIDERATIONS:

Section 2.7.4D of the DDC states that an application for a DDC text amendment may be approved upon consideration of the following criteria as to whether and to what extent the proposed amendment:

1. *Is consistent with the Comprehensive Plan, other adopted plans, and other city policies;*

The proposed Code amendments related to Donation Boxes are consistent with the following Comprehensive Plan policies and actions related to ensuring the continued viability of Denton's established neighborhoods:

- **Action Item 7.8.2** Prevent impacts and encroachments of incompatible uses, development scales, and intensities through adherence to the established land use standards and urban design principles.
- **Action Item 7.7:** Establish tools and strategies to enhance the quality and character of housing and neighborhoods.
- **GOAL HN-2:** Ensure the continued viability of Denton's established neighborhoods through thoughtful conservation.

The proposed amendments would allow for donation boxes to potentially be located within any zoning district, but require the use to be associated with either "Group Living" types of residential uses (group homes, chapter houses, and other uses listed under the Group Living header in Table 5.2-A), commercial uses, or institutional uses. By not allowing the placement of donation boxes as an accessory use to single-family, duplex, multifamily or other uses classified as "Household Living" types of residential uses in Table 5.2-A, the proposed amendments would help preserve the character of residential neighborhoods by preventing potential nuisances that could be associated with donation boxes.

The proposed Code amendments are also consistent with the Denton Development Code's purpose statements that promote the health, safety, and general welfare of its inhabitants and implementing the City's Comprehensive Plan:

- **Subsection 1.2.1.** Promote the health, safety, and general welfare of the City's inhabitants.
- **Subsection 1.2.2** Implement the City's comprehensive plan - the City's guide in managing growth, promoting reinvestment, and improving the quality of life of the citizens of Denton.
- **Subsection 1.2.7** Encourage the appropriate use of land, buildings, and structures.

The proposed standards are intended to bring the City's code into compliance with recent court rulings by broadly allowing for this use with use-specific standards regarding the number of allowed boxes, placement of boxes, and upkeep of the boxes.

2. *Does not conflict with other provisions of this DDC or other provisions in the Municipal Code of Ordinances;*

The proposed code amendments do not conflict with any provisions of the DDC or Municipal Code of Ordinances. The proposed code amendments propose tailored standards and a mechanism for ensuring the placement of these receptacles are permitted in areas that allow for them to serve their charitable purpose while minimizing adverse impacts on the public welfare and aesthetics of the City.

3. *Is necessary to address a demonstrated community need;*

This proposed city-initiated Code amendment to the Denton Development Code is needed for the following reasons:

- Ensure compliance with recently established legal precedent related to municipal regulation of Donation Boxes, including cases from Mansfield, Texas and Arlington, Texas.
- Permit the charitable solicitation of donations via Donation Boxes as accessory uses to certain compatible principal uses.
- Establish an enforcement mechanism of the Donation Box regulations to ensure compliance with the DDC.
- Provide additional requirements within the Donation Box regulations to address notification and a local contact for those responsible for the maintenance and upkeep of these receptacles.

4. *Is necessary to respond to a substantial change in conditions and/or policy; and*

As described above, the City desires to amend the DDC to ensure consistency with existing city policies and recent court rulings regarding this land use.

5. *Is consistent with the general purpose and intent of this DDC.*

The proposed code amendments are consistent with the general purpose and intent of the DDC as described above with Consideration 1.

Exhibit A

Amend 5.2-A Table of Allowed Uses as follows:

Table 5.2-A: Table of Allowed Uses																	
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply																	
	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Accessory Uses																	
Donation Box	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4B

Amend Section 5.4.3: to related to for Donation Boxes, as follows:

“

B. Accessory structures, with the exception of **donation boxes**, non-residential detached carports, gas station car wash facilities, and security/entry booths, are prohibited in front and side yards. Accessory structures for public or private schools may be located in side yards, but shall not be located in front yards.

Amend Section 5.4.4: to repeal and replace add standards and requirements for Donation Boxes, as follows:

“

B. **Donation Box.** ~~A donation box shall not restrict the use or access to any parking spaces that are required for the principal use on the lot.~~ Donation boxes shall comply with the following:

1. General

- a. A donation box shall not be an allowed accessory use to those uses listed under the headers Residential Uses Household Living and Industrial Uses as provided for in Table 5.2-A: Table of Allowed Uses.
- b. The storage of donated materials, goods, supplies shall occur only within the permitted donation box. Donated items shall not be stored outside of the permitted donation box.
- c. A donation box shall not be used for the donation and collection of hazardous chemicals, mechanical equipment, or electrical equipment.
- d. A maximum of one donation box is allowed for buildings 50,000 square feet or less. One additional donation box may be permitted for every additional 50,000 square feet (or portion thereof) of floor area of the principal structure. In no instance shall more than three (3) donation boxes be permitted on a single lot.
- e. For shopping center sites, a site shall be defined as the lot or contiguous area of real property which encompasses all the buildings, structures, appurtenances and land devoted to a common use occupying and using multiple contiguous lots. Shopping center sites shall be subject to the same square footage requirements provided in subsection (1)(d) and no more than three (3) donation boxes may be permitted on a shopping center site.

2. Location and Design.

- a. Donation box placement must comply with the minimum front-, side-, and rear-yard setback of the applicable zoning district.

- b. Donation boxes shall be located on an improved surface, but may not be located in any part of a public easement, fire lane, required parking space, maneuvering lane, public right-of-way, or Vision Clearance Area.
 - c. The base area of a donation box shall not exceed 50 square feet in size.
 - d. The height of a donation box shall not exceed 8 feet in height.
 - e. A donation box shall not be allowed to contain text and/or illustrations related to any off-premises businesses and/or organization. A donation box may contain signage related to the entity/organization for which donations are being solicited.
 - f. A donation box shall be required to display the name, address, phone number, and e-mail of a designated local contact who is responsible for the maintenance and upkeep of the donation box as well as a current permit decal issued by the City.
 - g. Donation boxes shall be constructed from sturdy, weather resistant material in accordance with the City's adopted building code.
- 3. Registration and Permitting.** No person or entity shall place and utilize a donation box for which a registration has not been properly made and filed with the Development Services Department and a permit decal issued by the City. Permits shall be valid for 12 months and registration shall be made upon forms furnished by the city for such purpose and shall require the following minimum information:
- a. Name, address, phone number, and e-mail address of the property owner and the owner and operator of the donation box (if different);
 - b. Name, address, phone number and e-mail address of the management company if the donation box is to be managed by a management company that is not the property owner nor the owner and operator of the donation box;
 - c. Name, address, phone number and e-mail address of the designated local contact responsible for the maintenance and upkeep of the donation box;
 - d. If the applicant does not own the property where the donation box is to be located, the applicant must provide written authorization, signed by the property owner before a notary public, authorizing the applicant to place a donation box on the premises; and
 - e. A site plan/survey of the property including the principal use, associated parking, and proposed location of the donation box to ensure compliance with Section 5.4.4B.2
- 4. Maintenance and Upkeep.**
- a. The permit holder and the property owner shall be held jointly and severally liable and responsible for the maintenance, upkeep, and servicing of the donation box and clean up and removal of any donations left on the property outside of the donation box. Any maintenance, service, or cleanup associated with a donation box shall be completed within 24 hours of notification by the city to the designated local contact for the box or the management company and/or owner listed on the registration.
 - b. The city shall have the authority to abate any property in violation of this subsection that is deemed a public nuisance under any other provision of the Code of Ordinances.
 - c. The visual and structural integrity of the donation box must be maintained continuously.
 - d. The current permit decal for the specific donation box must be affixed and displayed at all times on the outside of the donation box.
- 5. Revocation of Permit**
- a. Grounds. Any permit issued hereunder may be revoked by the City if the permit holder has received two notices of violation for violations of this Subsection or any other provision of this code within a 12-month time period or has knowingly made a false material statement in the application or otherwise becomes disqualified for the issuance of a permit under the terms of this Subsection.
 - b. Notice. Notice of the revocation shall be given to the permit holder in writing, with the reasons for the revocation specified in the notice, served either by personal service or by certified United

States mail to their last known address. The revocation shall become effective the date following personal service or if mailed, three days from the date of mailing.

- c. Stay. Any appeal of revocation pursuant to this section shall stay the revocation until said revocation is finalized.
- d. Removal of box; impoundment. Upon finalization of any revocation, the permit holder shall remove said donation box no later than ten days after said final decision. Upon expiration of this ten-day grace period, the donation box shall acquire noncompliant status and be subject to immediate impoundment without further notice.
- e. One-year waiting period. In the event the permit of any permit holder is revoked by the city, no subsequent permit shall be issued to such person within one year of the date such permit revocation was finalized.

Amend Section 9.2: Definitions, to update the definition as follows:

Donation Box: A portable container for the acceptance of donations operated by a non-governmental entity, a for-profit company, or a non-profit organization that can be emptied and readily moved. ~~Such uses shall be accessory to a primary business on the same lot.~~

ORDINANCE NO. DCA24-0006

AN ORDINANCE OF THE CITY OF DENTON, TEXAS AMENDING THE DENTON DEVELOPMENT CODE STANDARDS AND REGULATIONS FOR DONATION BOXES; AMENDMENTS INCLUDE BUT ARE NOT LIMITED TO TABLE 5.2-A: TABLE OF ALLOWED USES, SECTION 5.4.3: GENERAL STANDARDS FOR ACCESSORY USES AND STRUCTURES, SECTION 5.4.4: ADDITIONAL STANDARDS FOR SPECIFIC ACCESSORY USES, AND SECTION 9.2: DEFINITIONS RELATED TO DONATION BOXES; PROVIDING FOR APPLICATION REQUIREMENTS AND PROCESS; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING SAVINGS AND SEVERABILITY CLAUSES AND AN EFFECTIVE DATE. (DCA24-0006)

WHEREAS, pursuant to Ordinance No. DCA18-0009q, the City Council of the City of Denton adopted the newly revised 2019 Denton Development Code, the (“DDC”); and

WHEREAS, donation boxes are not an allowed use in the DDC; and

WHEREAS, the United States Supreme Court has recognized that solicitation of donations is expressive conduct protected by the First Amendment; and

WHEREAS, the amendments proposed include the following:

1. Table 5.2-A: Table of Allowed Uses – Update regulations for a Donation Box
2. Section 5.4.3: General Standards for Accessory Uses and Structures – exempting donation boxes from front and side yard prohibitions
3. Section 5.4.4: Additional Standards for Specific Accessory Uses – related to a Donation Box
4. Section 9.2: Definitions – Update definitions for Donation Box; and

WHEREAS, on May 15, 2024, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, gave the requisite notices by publication, held due hearings and recommended _____ [#-#] of the amendment to the Denton Development Code; and

WHEREAS, on June 4, 2024, the City Council likewise conducted a public hearing in accordance with local and state law and the City Council hereby finds that the Code amendments are consistent with the City’s comprehensive plan, and the federal, state, and local law are in the best interests of the City of Denton; 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. Table 5.2-A: Table of Allowed Uses, Section 5.4.4: Additional Standards for Specific Accessory Uses, and Section 9.2: Definitions of the DDC are amended as set forth in **“Exhibit A”** which is attached and fully incorporated herein by reference.

SECTION 3. By the adoption of the provisions herein, existing donation boxes located in the Denton City Limits and identified on “Exhibit B” which is attached and fully incorporated herein by reference, are hereby deemed allowed, conforming uses as they exist on the date of approval of this Ordinance. Existing Donation Boxes shall comply with Section 5.4.4 of the Denton Development Code, as amended.

SECTION 4. 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 a fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated, shall constitute a separate and distinct offense.

SECTION 5. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 6. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Denton Development Code, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 7. Save and except as amended hereby, the provisions, sections, subsections, paragraphs, sentences, clauses, and phrases of the Denton Development Code shall remain in full force and effect.

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

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

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____

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

Amend 5.2-A Table of Allowed Uses as follows:

Table 5.2-A: Table of Allowed Uses																	
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply																	
	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Accessory Uses																	
Donation Box	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4B

Amend Section 5.4.3: related to for Donation Boxes, to read as follows:

B. Accessory structures, with the exception of donation boxes, non-residential detached carports, gas station car wash facilities, and security/entry booths, are prohibited in front and side yards. Accessory structures for public or private schools may be located in side yards, but shall not be located in front yards.

Amend Section 5.4.4: to repeal and replace the standards and requirements for Donation Boxes, to read as follows:

B. **Donation Box.** ~~A donation box shall not restrict the use or access to any parking spaces that are required for the principal use on the lot.~~ Donation boxes shall comply with the following:

1. General

- a. A donation box shall not be an allowed accessory use to those uses listed under the headers Residential Uses Household Living and Industrial Uses as provided for in Table 5.2-A: Table of Allowed Uses.
- b. The storage of donated materials, goods, supplies shall occur only within the permitted donation box. Donated items shall not be stored outside of the permitted donation box.
- c. A donation box shall not be used for the donation and collection of hazardous chemicals, mechanical equipment, or electrical equipment.
- d. A maximum of one donation box is allowed for buildings 50,000 square feet or less. One additional donation box may be permitted for every additional 50,000 square feet (or portion thereof) of floor area of the principal structure. In no instance shall more than three (3) donation boxes be permitted on a single lot.
- e. For shopping center sites, a site shall be defined as the lot or contiguous area of real property which encompasses all the buildings, structures, appurtenances and land devoted to a common use occupying and using multiple contiguous lots. Shopping center sites shall be subject to the same square footage requirements provided in subsection (1)(d) and no more than three (3) donation boxes may be permitted on a shopping center site.

2. Location and Design.

- a. Donation box placement must comply with the minimum front-, side-, and rear-yard setback of the applicable zoning district.

- b. Donation boxes shall be located on an improved surface, but may not be located in any part of a public easement, fire lane, required parking space, maneuvering lane, public right-of-way, or Vision Clearance Area.
 - c. The base area of a donation box shall not exceed 50 square feet in size.
 - d. The height of a donation box shall not exceed 8 feet in height.
 - e. A donation box shall not be allowed to contain text and/or illustrations related to any off-premises businesses and/or organization. A donation box may contain signage related to the entity/organization for which donations are being solicited.
 - f. A donation box shall be required to display the name, address, phone number, and e-mail of a designated local contact who is responsible for the maintenance and upkeep of the donation box as well as a current permit decal issued by the City.
 - g. Donation boxes shall be constructed from sturdy, weather resistant material in accordance with the City's adopted building code.
3. **Registration and Permitting.** No person or entity shall place and utilize a donation box for which a registration has not been properly made and filed with the Development Services Department and a permit decal issued by the City. Permits shall be valid for 12 months and registration shall be made upon forms furnished by the city for such purpose and shall require the following minimum information:
- a. Name, address, phone number, and e-mail address of the property owner and the owner and operator of the donation box (if different);
 - b. Name, address, phone number and e-mail address of the management company if the donation box is to be managed by a management company that is not the property owner nor the owner and operator of the donation box;
 - c. Name, address, phone number and e-mail address of the designated local contact responsible for the maintenance and upkeep of the donation box;
 - d. If the applicant does not own the property where the donation box is to be located, the applicant must provide written authorization, signed by the property owner before a notary public, authorizing the applicant to place a donation box on the premises; and
 - e. A site plan/survey of the property including the principal use, associated parking, and proposed location of the donation box to ensure compliance with Section 5.4.4B.2
4. **Maintenance and Upkeep.**
- a. The permit holder and the property owner shall be held jointly and severally liable and responsible for the maintenance, upkeep, and servicing of the donation box and clean up and removal of any donations left on the property outside of the donation box. Any maintenance, service, or cleanup associated with a donation box shall be completed within 24 hours of notification by the city to the designated local contact for the box or the management company and/or owner listed on the registration.
 - b. The city shall have the authority to abate any property in violation of this subsection that is deemed a public nuisance under any other provision of the Code of Ordinances.
 - c. The visual and structural integrity of the donation box must be maintained continuously.
 - d. The current permit decal for the specific donation box must be affixed and displayed at all times on the outside of the donation box.
5. **Revocation of Permit**
- a. Grounds. Any permit issued hereunder may be revoked by the City if the permit holder has received two notices of violation for violations of this Subsection or any other provision of this code within a 12-month time period or has knowingly made a false material statement in the application or otherwise becomes disqualified for the issuance of a permit under the terms of this Subsection.
 - b. Notice. Notice of the revocation shall be given to the permit holder in writing, with the reasons for the revocation specified in the notice, served either by personal service or by certified United

States mail to their last known address. The revocation shall become effective the date following personal service or if mailed, three days from the date of mailing.

- c. Stay. Any appeal of revocation pursuant to this section shall stay the revocation until said revocation is finalized.
- d. Removal of box; impoundment. Upon finalization of any revocation, the permit holder shall remove said donation box no later than ten days after said final decision. Upon expiration of this ten-day grace period, the donation box shall acquire noncompliant status and be subject to immediate impoundment without further notice.
- e. One-year waiting period. In the event the permit of any permit holder is revoked by the city, no subsequent permit shall be issued to such person within one year of the date such permit revocation was finalized.

Amend Section 9.2: Definitions, to update the definition to read as follows:

Donation Box: A portable container for the acceptance of donations operated by a non-governmental entity, a for-profit company, or a non-profit organization that can be emptied and readily moved. ~~Such uses shall be accessory to a primary business on the same lot.~~



City of Denton

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Legislation Text

File #: PZ24-077, **Version:** 1

AGENDA CAPTION

Hold a discussion regarding the Planning and Zoning Project Matrix.

2024
Planning and Zoning Commission Requests for Information
Meeting Dates

Request		Request Date	Status
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 potential developments on the western side of the City and in the ETJ.	Pruett	3/1/2023	Work session scheduled for May 15, 2024.
Discussion related to impacts of subdividing commercial lots and potential for tree preservation loss.	Ellis	11/15/2023	Work session tentatively scheduled for June 2024.
Discussion related to the requirements for neighborhood amenities, including the amount and triggers for required parking.	Smith	12/13/2023	Work session tentatively scheduled for May 2024.
Discussion related to P&Z reconsideration process and proposed ordinance amendment.	Staff	4/24/2024	Work session discussion tentatively scheduled for Summer 2024.
Ongoing Items		Request Date	Status
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	Ongoing 2024 update tentatively scheduled for July 24, 2024. 2023 update provided on June 14, 2023. Future discussion will be scheduled for after Envisio Software implementation for tracking action items; tentatively scheduled for June 2024.