



STONEHAWK
CAPITAL PARTNERS, LLC

February 15, 2023

VIA EMAIL – woodg8@hotmail.com

Old North Park Steering Committee

ATTN: Larry Beck

2301 Paxton Way

Denton TX 76209

RE: Potential Development by Stonehawk Capital Partners or its assigns ("Stonehawk") of approximately 18.29 acres of land located at the NWC of University Drive and Old North Road including Denton Central Appraisal District Parcel ID #s 36980, 117841, 36974, 113967, 86263, 86262, and 36971; Development Standards and Conditions

Dear Mr. Beck and Old North Park Steering Committee Members:

As you know, Stonehawk is under contract to acquire the northern portion of the above-referenced Property, which is the southern adjoiner of the Old North Park neighborhood. If Stonehawk closes on its acquisition of the Property and develops the same, then Stonehawk agrees to the following development standards and conditions:

As a part of the Planned Development (PD) Zoning District, which encompasses the multi-family and commercial uses, the following conditions will be included in the Development Standards, Site Plan and Building Elevations within the Zoning Ordinance:

- 1) **MINIMUM SETBACKS:** A minimum 90' building setback (Buildings 2 and 4) and a minimum 80' setback (Building 3) from the adjoining property line with the Old North Park neighborhood. Minimum setback applies to Old North Park Block C Lots 7-10, Old North Park Phase II Block C Lots 17-29, and Old North Park Phase III Block C Lots 30-38 and Lots CA-1 and CA-2.
- 2) **BALCONY TREATMENTS:** Building 4 will have privacy screening on balcony views to the north on the 2nd and 3rd stories where shown in red on Exhibit A. Building 3 will have Juliet balconies on the corner units facing north on the 2nd and 3rd stories, as shown on Exhibit A in blue. Exhibit C shows preliminary Balcony Screening Details. Final screening details must be approved by the Steering Committee once full building elevations are complete (see Condition #9 for additional details).
- 3) **BUILDING CONFIGURATION:** Building 4 will have a maximum unit count of 42 and will be oriented with the longest building side facing east. Building 3 will have a single row of south-facing parking spaces between the building and the north property line where generally shown on the attached Exhibit A. (NOTE: there is double parking on each end of Building 3).
- 4) **LANDSCAPE COMPATIBILITY BUFFER:** A 20' wide landscape buffer will be provided across the full length of the north property line as shown on the attached Exhibit A (this is double the City Code requirement of 10' width). This buffer will include one canopy tree (minimum 3" dbh) every 25 linear feet and three ornamental trees every 25 linear feet. Exact spacing and placement will maximize visual buffer in areas where there are fewer pre-existing trees being preserved. Additionally, all existing quality trees within the



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buffer area will be preserved unless removal is desired by the adjacent property owner or City requirements dictate removal.

- 5) **ENHANCED LANDSCAPE BUFFER AREA:** The landscape compatibility buffer will have the following enhancements in the area shown in green on the attached Exhibit A, adjacent to Old North Park Block C Lots 7-10 and Old North Park Phase II Block C Lot 17.
 - Increase Canopy Tree sizes from 3" to 5" dbh (caliper inches)
 - Strategic placement of trees to maximize visual buffer
- 6) **FENCE REPLACEMENT:** Stonehawk agrees to replace 6' cedar wood fences on the southern property lines with 8' height cedar wood fences on the following lots: Old North Park Block C Lots 4-10. Alternatively, Stonehawk will reimburse those property owners for the cost of the fence replacement (cost must be pre-approved by Stonehawk and proposed materials similar to existing fence). Additionally, Stonehawk agrees to reimburse Old North Park Homeowner's Association for the cost of the wrought iron fence constructed on Lot CA-1, Block C of Old North Park Phase III Addition in the amount of \$4197.40 as shown on Exhibit E Esterday Steel Fence Proposal.
- 7) **PEDESTRIAN CONNECTIVITY:** A sidewalk or walking trail connection will be made to the existing wrought iron fence/gate located on Lot CA-1, Block C of the Old North Park Phase III Addition (i.e. gas pipeline easement lot). This connection will provide direct pedestrian access from the neighborhood to the commercial, restaurant, and retail uses upon development.
- 8) **ARCHITECTURAL COMPATIBILITY:** Within the Planned Development (PD) Standards, the Architectural Design Standards will reflect elements that are compatible with the architectural style and color palette of the Old North Park neighborhood, generally consistent with Exhibit B Building Elevations for the multi-family site. The Architectural Design Standards for the commercial development will have modern farmhouse design elements as generally shown in Exhibit D Commercial Concepts.
- 9) **ONGOING NEIGHBORHOOD ENGAGEMENT:** The execution of this Memorandum of Understanding does not relieve Stonehawk from their commitment to ongoing neighborhood engagement and responsive development as this Planned Development moves through the City Review and Public Hearing process. Stonehawk is committed to meeting with the Old North Park Steering Committee and/or Homeowner's Association between now and the first submittal to the City to obtain feedback on the details of the Landscape Compatibility Buffer, Full Building Elevations, Tree Plans, and Development/Architectural Standards once these documents are drafted. Once the Planned Development application has been reviewed by the City, if substantive changes are made in response to City requirements, Stonehawk commits to meeting with the Steering Committee and/or HOA again prior to proceeding to public hearings at Planning and Zoning and City Council meetings.
- 10) **ONLINE ACCESS TO INFORMATION:** Stonehawk commits to providing a public web page dedicated to ongoing community/neighborhood engagement until such time that the zoning case has been approved or denied at City Council. This web page will include all development plans, and will be updated with each submittal to the City. The Steering Committee and HOA will be notified each time new materials are posted to the web page. This web page will be launched within 10 days of the execution of this Memorandum of Understanding and will remain active until the conclusion of the zoning case.



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We appreciate your collaboration and feedback in our endeavors to develop the Property. Please indicate your consent to the foregoing arrangement by countersigning below where indicated. Should you have any question, please reach out to Aimee Bissett with 97 Land Company at (940) 367-3089 or aimee@97landcompany.com.

Sincerely,

STONEHAWK CAPITAL PARTNERS

ACKNOWLEDGED AND AGREED TO THIS ____ DAY OF FEBRUARY, 2023:

OLD NORTH PARK STEERING COMMITTEE / HOA REPRESENTATIVE

Exhibits:

- A – Concept Plan
- B – Multi-Family Building Elevations
- C – Balcony Screening Details
- D – Commercial Concepts
- E – Esterday Fence Quote



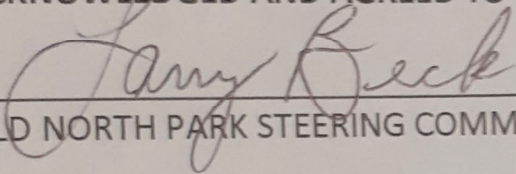
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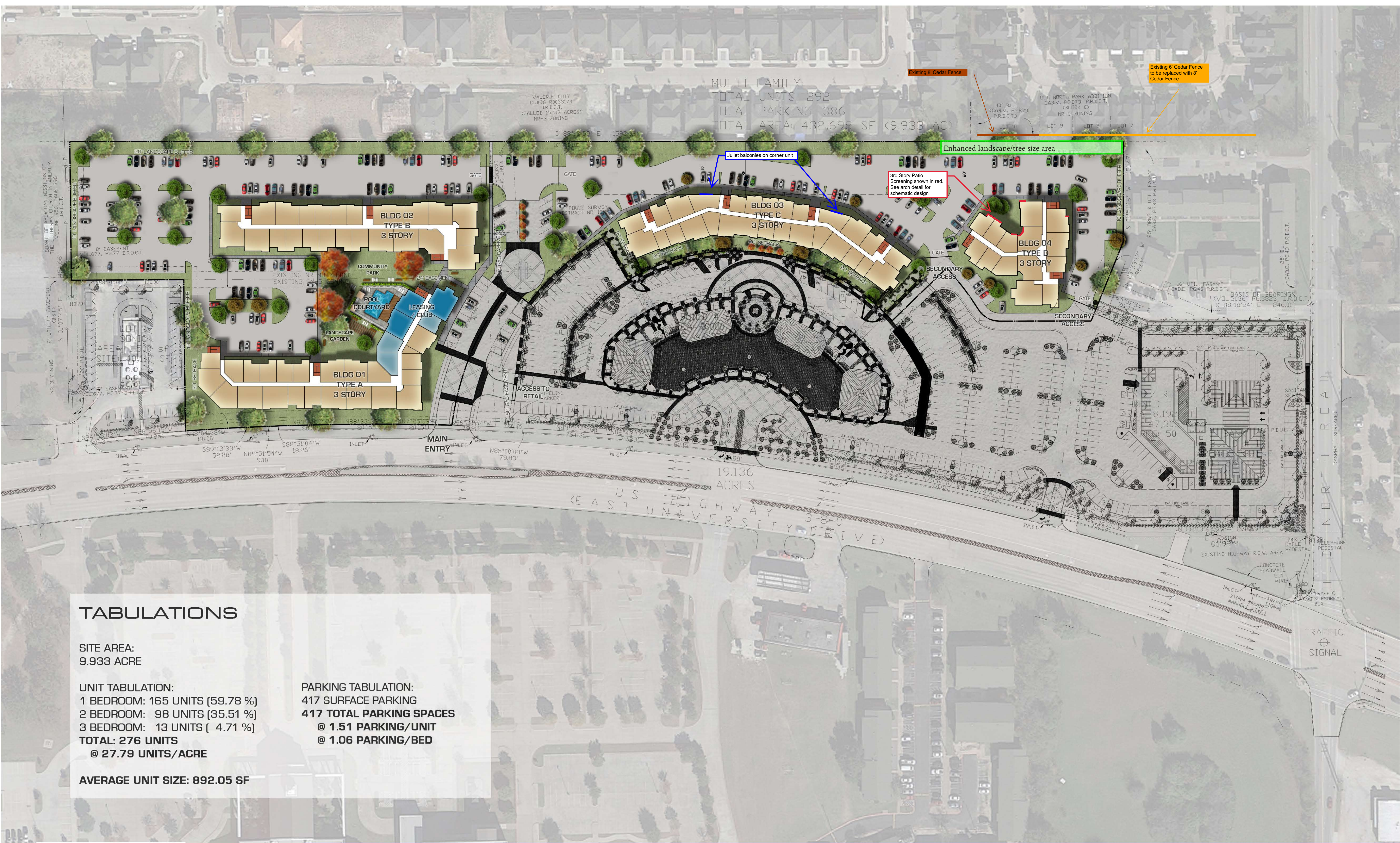
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TABULATIONS

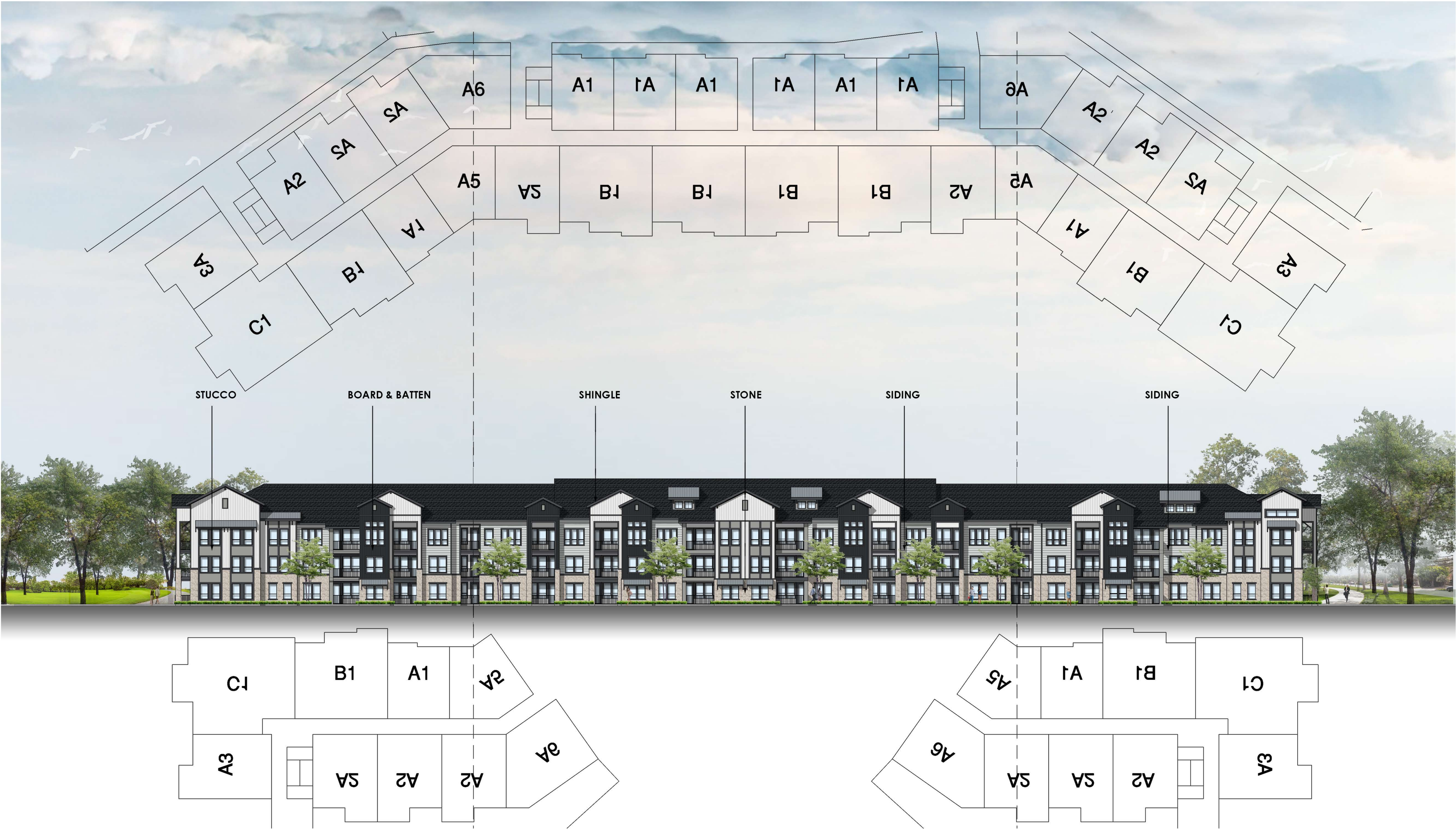
SITE AREA:
9.933 ACRE

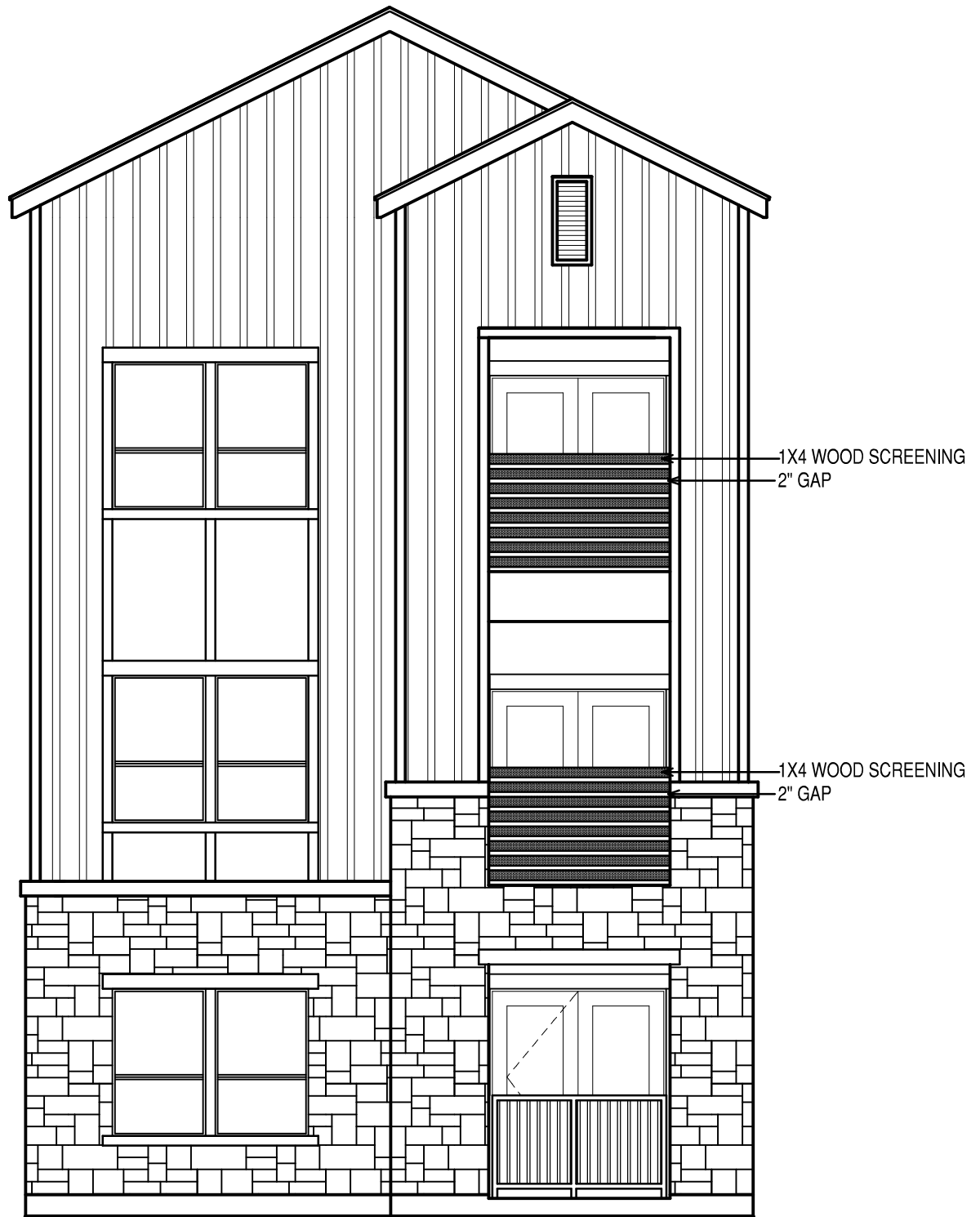
UNIT TABULATION:
1 BEDROOM: 165 UNITS (59.78 %)
2 BEDROOM: 98 UNITS (35.51 %)
3 BEDROOM: 13 UNITS (4.71 %)
TOTAL: 276 UNITS
@ 27.79 UNITS/ACRE

AVERAGE UNIT SIZE: 892.05 SF

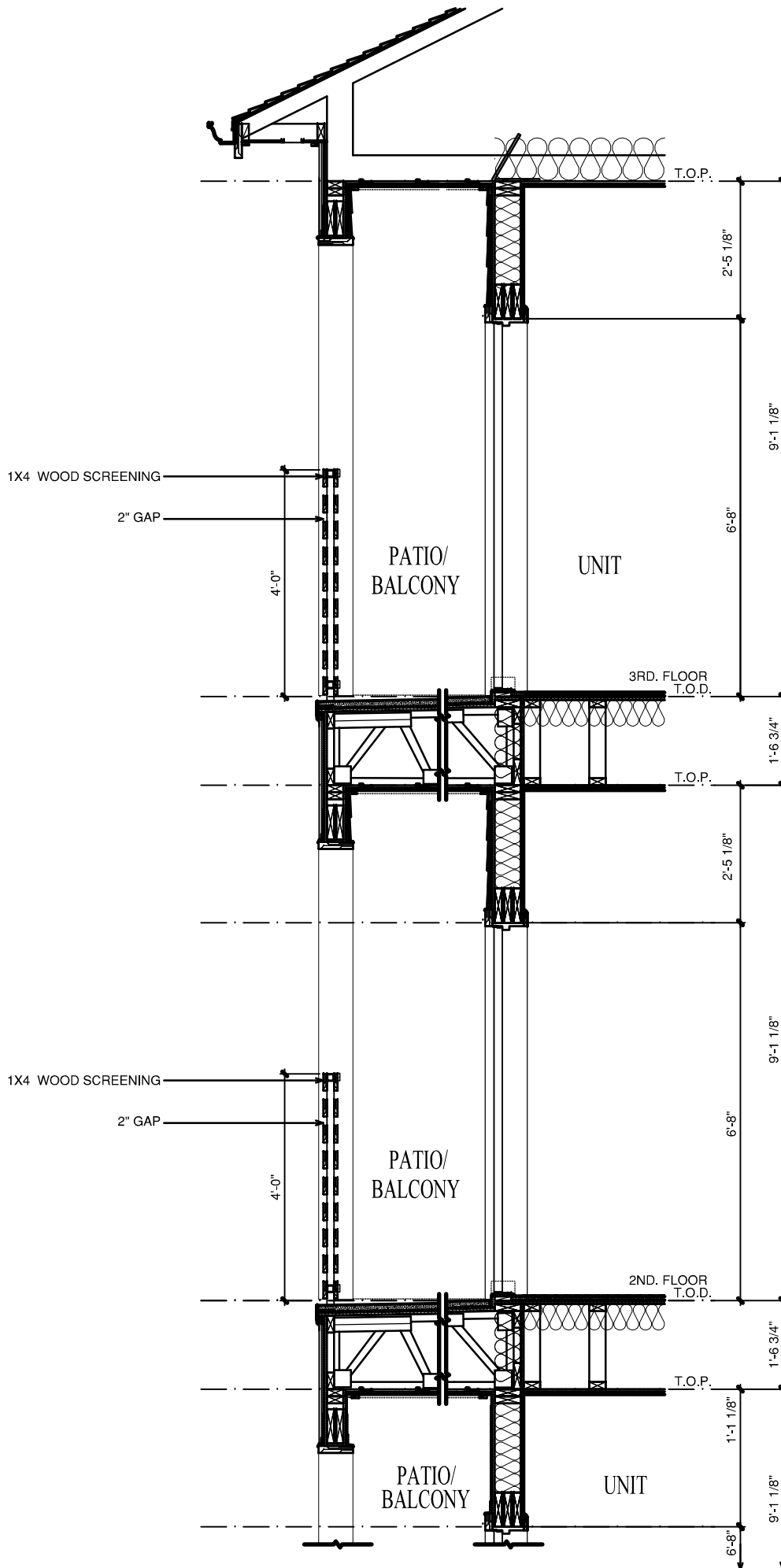
PARKING TABULATION:
417 SURFACE PARKING
417 TOTAL PARKING SPACES
@ 1.51 PARKING/UNIT
@ 1.06 PARKING/BED



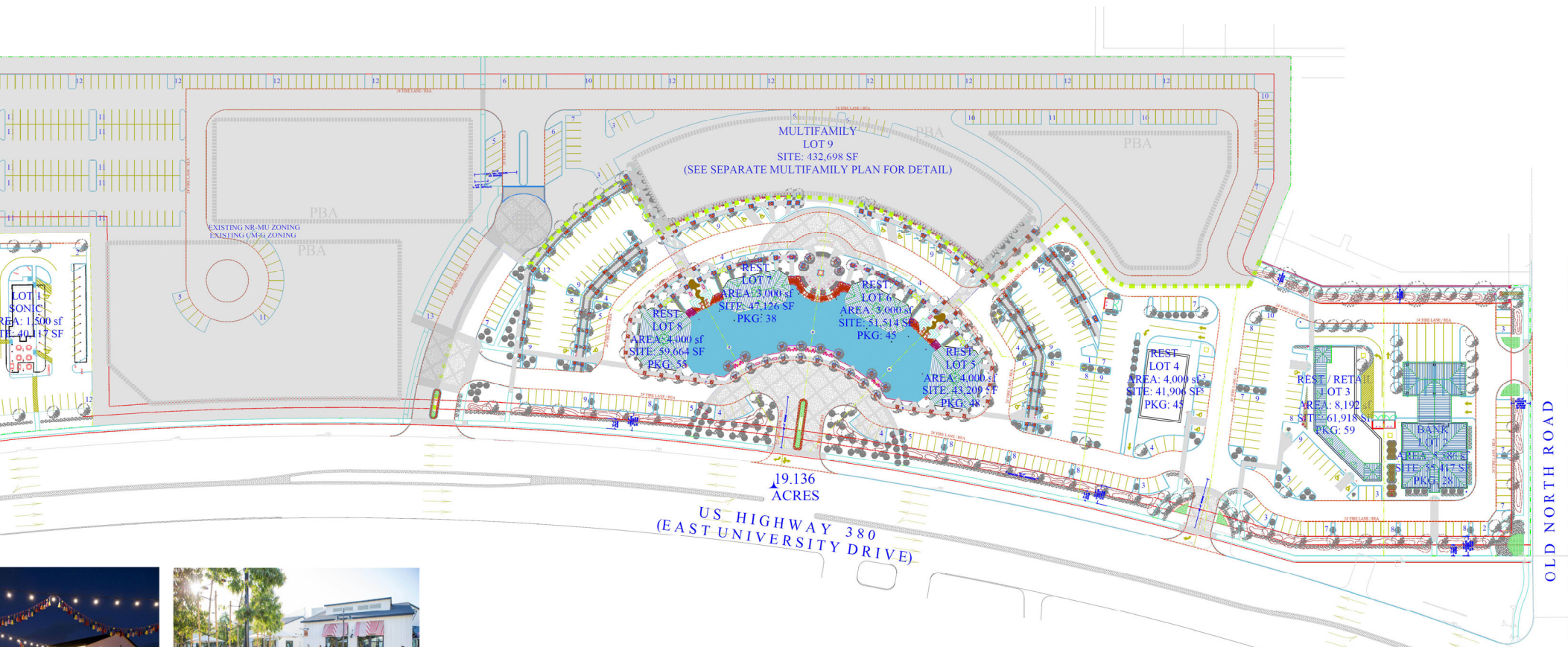




1 TYPICAL NORTHERN BALCONY ELEVATION
SCALE: 3/16"=1'-0"



1 TYPICAL NORTHERN BALCONY SECTION
SCALE: 3/8"=1'-0"



Modern Farmhouse Architectural vernacular Ex: One Paseo, San Diego, CA



ANNUAL PLANTING

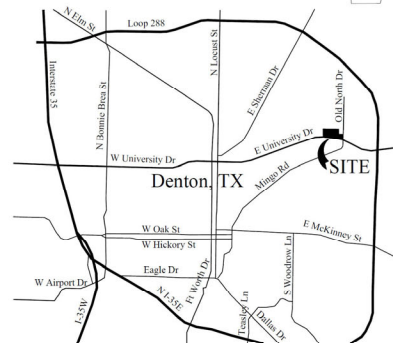
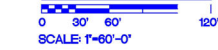
- 8" RED MAPLE
Acer rubrum
<http://landscapeform.com/content/TreeDetails/500-7>
- 5" LIVE OAK
Quercus virginiana
<http://landscapeform.com/content/TreeDetails/500-109>
- 5" BALDCYPRESS
Taxodium distichum
<http://landscapeform.com/content/TreeDetails/500-121>
- 3" CRAPEMYRTLE
Lagerstroemia indica (pink)
<http://landscapeform.com/content/TreeDetails/500-55>
- 5-GAL MEX. FEATHERGRASS /
MUHLENBERGIA LINDHEIMERI
35" spacing
- 5-GAL TEXAS SAGE
35" spacing
- 3-GAL LANTANA / RED TEXAS
SAGE / SALVIA
- 6" RIVER ROCK
Charcoal

PAVER - HERRINGBONE

- PAVER - 8" SOLDIER
Charcoal
- PAVER - ADA
Charcoal
- GRASS PAVER
<http://www.grasspavers.com/com-grasspavers.php>
- CRUSHED GRANITE
Red
- STAINED CONCRETE
Rock Salt Finish - Charcoal
- STAINED CONCRETE
Rock Salt Finish - Antique Terra Cotta
- STAINED CONCRETE
Aggregate Exposed - Antique Red
- 1 1/2" PERVIOUS SLATE
Oklahoma Red Charcoal Blend

LOT #	USE	BLDG SF (UNITS)	SITE SF
1	SONIC	1,500	40,117
2	BANK	5,586	55,417
3	RETAIL/REST	8,192	61,918
4	REST	4,000	41,906
5	REST	3,000	43,209
6	REST	4,000	51,514
7	REST	4,000	47,126
8	REST	3,000	59,664
9	MULTI FAMILY	SEE MF PLANS	432,698
TOTAL		33,278	833,571

01 SITE PLAN



Fenceup.com

Office 817-572-5949
Esterday2@sbcglobal.net

City Denton

Zipcode 76209

