



# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** April 23, 2025

### **SUBJECT**

Consider a request by Kimley-Horn and Associates on behalf of Grand Homes for a Final Plat of Grand Parkside. The 19.151-acre site is generally located 321 feet east of Country Club Road on the north side of Hobson Lane in the City of Denton, Denton County, Texas. (FP25-0014a, Grand Parkside, Bryce Van Arsdale)

### **BACKGROUND**

The purpose of the Final Plat is to create sixty-three (63) residential lots and seven (7) common area lots. The proposed lots will take access from a network of internal roads beginning from Hobson Lane. Water and wastewater will be served by the City of Denton.

Date Application Filed:	March 11, 2025
Planning & Zoning Commission Meeting:	April 9, 2025
Days in Review:	29 Days
Date Resubmitted:	April 8, 2025
Planning and Zoning Commission Meeting:	April 23, 2025
Days in Review:	15 Days

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

### **OPTIONS**

1. Approve as submitted
2. Deny with reasons

### **RECOMMENDATION**

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

*(Continued on next page)*

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

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
October 31, 1960	City Council	Annexation into City Limits	Approved
1969	City Council	Citywide Rezoning to Agriculture District (A)	Approved
2002	City Council	Citywide Rezoning to Neighborhood Residential Mixed-Use (NRMU)	Approved
April 26, 2017	Planning and Zoning Commission	Rezoning to Community Mixed Use-General (CM-G)	Recommend Approval
June 6, 2017	City Council	Rezoning to Community Mixed Use-General (CM-G)	Approved
April 10, 2019	Planning and Zoning Commission	Citywide Rezoning; subject property transition to Suburban Corridor (SC)	Recommend Approval
September 17, 2019 (effective October 2019)	City Council	Citywide Rezoning subject property transition to Suburban Corridor (SC)	Approved
April 24, 2024	Planning and Zoning Commission	Request to rezone from Suburban Corridor (SC) to Residential-6 (R6)	Recommend Approval
May 21, 2024	City Council	Rezoning to Residential-6 (R6)	Approved
July 24, 2024	Planning and Zoning Commission	Preliminary Plat – 30 Day Extension Request	Approved
August 14, 2024	Planning and Zoning Commission	Preliminary Plat	Approved
October 9, 2024	Planning and Zoning Commission	Alternative ESA Plan	Recommended Approval
October 22, 2024	City Council	Alternative ESA Plan	Approved
April 9, 2025	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

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

Prepared by:  
Bryce Van Arsdale  
Assistant Planner