



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: April 9, 2025

SUBJECT

Consider a request by Aspire Real Estate Services LLC and OMA Denton LLC for Final Plat of the Villages of McKinney Addition. The approximately 12.1-acre site is generally located north of East McKinney Street, south of Paisley Street, approximately 1,200 feet east of the intersection of East McKinney Street and Mack Drive, in the City of Denton, Denton County, Texas. (FP25-0011a, Villages on McKinney Addition, Julie Wyatt)

BACKGROUND

The purpose of this Final Plat is to create 113 single-family residential lots and seven common area lots to accommodate a zero-lot-line development. The use, lot dimensions, and associated development standards were established by a Planned Development District with a base zoning of Residential 6 (PD-R6) approved by City Council on October 15, 2024. The proposed use and lot dimensions are consistent with the PD-R6 regulations.

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

Date Application Filed:	February 18, 2025
Planning & Zoning Commission Meeting:	March 19, 2025
Days in Review:	29 Days
Extension Approved	March 19, 2025
Date Resubmitted	March 20, 2025
Planning and Zoning Commission	April 9, 2025
Days in Review	21 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699. The applicant has requested an additional 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The requested extension could be granted to a date certain of April 23, 2025. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

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

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 April 23, 2025. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
2002	City Council	Citywide rezoning from Agriculture (A) to Neighborhood Residential 3 (NR-3)	Approved
October 2019	City Council	Zoning transition from NR-3 to Residential 3 (R3)	Approved
September 25, 2024	Planning and Zoning Commission	Rezoning to a Planned Development District (PD24-0004)	Postponed to a date certain
October 9, 2024	Planning and Zoning Commission	Rezoning to a Planned Development District (PD24-0004)	Recommended Denial (4-1)
October 15, 2024	City Council	Rezoning to a Planned Development District (PD24-0004)	Approved
March 19, 2025	Planning and Zoning Commission	Final Plat (FP25-0011)	Extension Approved

PUBLIC OUTREACH

No public outreach is required for a final plat.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

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

Prepared by:
Julie Wyatt, AICP
Principal Planner