



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 97 Land Company, on behalf of 2609 Douglas LLC, for approval of a Final Plat of The Boardwalk on Bryan Addition, Block A, Lot 121. The 0.265-acre tract is located on the west side of Bryan Street, and approximately 340 feet south of Scripture Street in the City of Denton, Denton County, Texas. (FP25-0008a, The Boardwalk, Matt Bodine)

BACKGROUND

The purpose of the final plat is to create a lot of record for future development. The subject tract is in the Mixed-Use Neighborhood (MN) Zoning District. The property owner is developing the land as a Multifamily Dwelling use. The proposed land use is allowed by-right in the MN Zoning District with use-specific standards. The subject tract takes access from Bryan St and uses City of Denton water and wastewater services.

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
Resubmitted:	March 18, 2025
Planning & Zoning Commission Meeting:	April 9, 2025
Days in Review	22 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.

OPTIONS

1. Approve as submitted
2. Approve with conditions
3. 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.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
March 19, 2025	Planning & Zoning Commission	Final Plat (FP25-0008)	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. LLC Members List

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

Prepared by:
Matt Bodine
Assistant Planner