

Planning Staff Analysis

FP26-0004/Landmark Phase 2 North

District 4

Planning & Zoning Commission

REQUEST:

Final Plat for an approximately 184.877-acre site

APPLICANT:

Kimley-Horn & Associates, on behalf of HR 3200, LP and Landmark Land & Cattle, LLC

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 extension, which could be granted to a date certain of April 29, 2026.

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: 5px;"> <p>The proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist (FPC), authorized by DDC Subsection 2.6.4D.3. Prior to approval, the following comments must be addressed:</p> <ol style="list-style-type: none"> 1. Connect V.E. leader to the other side of the easement. (FPC 3.5) 2. Provide line and curve data for easement boundaries and tie down easements. (FPC 3.6) 3. Eliminate General Note 22. It is used for plats that do not contain FEMA floodplain. (FPC 5.8) 4. Display the location of the centerline of creeks and drainage ways tied to dimension in feet and hundredths of feet with bearings and angles on all sheets containing creeks and drainage ways, i.e. for the west side stream. (FPC 3.12) 5. Show and label the 200' floodplain buffer on applicable sheets, i.e. for the west side floodplain. (FPC 3.11) </div>	<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.	<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>Findings:</p> <p>The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein.</p>			
<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> <p>There is no conflict.</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"/>
<p>3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</p> <p>Findings:</p> <p>The Denton 2040 Comprehensive Plan Future Land Use Map designates the subject property as Master Planned Community. The proposed uses are consistent with the designation.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. The decision-making authority shall weigh competing plan goals, policies, and strategies.</p> <p>Findings:</p> <p>There are no competing plan goals, policies, and strategies for this site.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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.</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
<p>Findings:</p> <div data-bbox="253 233 1040 369" style="border: 1px solid black; padding: 5px;"> <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>			
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
<p>4. Compliance with this DDC</p>			
<p>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</p> <p>Findings:</p> <div data-bbox="253 611 1149 1539" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not comply with the applicable DDC requirements as described herein:</p> <ol style="list-style-type: none"> 1. Label minimum finish floor elevation for each pad site on any lot encumbered by floodplain or within the 200' floodplain buffer. (DDC 7.5.3.I.3 and FPC 3.14) 2. The Downstream Assessment (DSA) and Civil Engineering Plans (CEP) must be approved before the Final Plat may be approved. (DDC) 3. Show, label, and dimension drainage, detention, and floodplain easements (DDC 7.5.3.I, J and N, DCM 4.12, FPC 3.7, 3.11) 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. Negotiate an agreement (signed and notarized) that stipulates any conditions or limits to surface development. Present the agreement to the City of Denton prior to plat approval. OR, if there is an existing Agreement or Mineral Lease that addresses the same, please submit that. (DDC) 6. Provide an email or other written communication from an Operator representative indicating that the company does not object to the development proposal. (DDC) 7. Riparian Buffer ESA and Water Related Habitat ESA shown on the city's ESA Map within the project boundary are missing. Please ensure all ESA boundaries are shown on the plans. (DDC 7.4.5.A) </div>	<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 data-bbox="253 1709 1149 1812" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat provides sufficient detail required for the submittal.</p> </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
5. Compliance with Other Applicable Regulations			
<p data-bbox="203 237 1153 405">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 data-bbox="251 436 373 468">Findings:</p> <div data-bbox="251 468 1117 573" style="border: 1px solid black; padding: 5px;"> <p data-bbox="267 478 1055 552">The proposed Final Plat does meet all criteria set forth by the Final Plat Checklist, authorized by DDC Subsection 2.6.4D.3.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Consistent with Interlocal and Development Agreements			
<p data-bbox="203 653 1153 783">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 data-bbox="251 821 373 852">Findings:</p> <div data-bbox="251 852 1117 989" style="border: 1px solid black; padding: 5px;"> <p data-bbox="267 863 1055 957">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 data-bbox="203 1068 1153 1230">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 data-bbox="251 1268 373 1299">Findings:</p> <div data-bbox="251 1299 1117 1398" style="border: 1px solid black; padding: 5px;"> <p data-bbox="267 1310 1088 1377">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"/>
8. Minimizes Adverse Impacts on Surrounding Property			
<p data-bbox="203 1467 1153 1566">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 data-bbox="251 1604 373 1635">Findings:</p> <div data-bbox="251 1635 1117 1734" style="border: 1px solid black; padding: 5px;"> <p data-bbox="267 1646 1088 1713">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 data-bbox="203 1810 1153 1877">a. The proposed development should not result in significant adverse fiscal impacts on the city.</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
<p>Findings:</p> <div data-bbox="253 233 1115 338" style="border: 1px solid black; padding: 5px;"> <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>			
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 data-bbox="253 646 1133 751" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat complies with the applicable DDC requirements as described herein.</p> </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 data-bbox="253 1054 1117 1159" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat has adequate road capacity and complies with this criterion.</p> </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 data-bbox="253 1549 1102 1629" style="border: 1px solid black; padding: 5px;"> <p>There is adequate capacity to serve the proposed development.</p> </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>	<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
<p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>A multi-phase plan was approved in the MPC ordinance. Future engineering reviews will ensure that utilities and access are in place for each phase of the development.</p> </div>			

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Preliminary Plat PP25-0004 is associated with the proposed Final Plat and was approved by the Planning & Zoning Commission on January 14, 2026.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15. Whether the development will substantially comply with all requirements of this DDC.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not comply with the applicable requirements of the Denton Development Code as detailed in Criterion 4.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat complies with the applicable technical standards of the Denton Development Code.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>