



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: June 25, 2025

SUBJECT

Consider a request by LJA Engineering, Inc., on behalf of The Cole Ranch Company, LP, for a Final Plat of the Cole Ranch, Phase 1A Addition. The 155.275-acre site is approximately located 5,044.4 feet south of Tom Cole Road, 7,100 feet east of C. Wolfe Road, 2,816 feet west of Underwood Road, and north of FM 2449, in the City of Denton, Denton County, Texas. (FP25-0023, Cole Ranch, Phase 1A Addition, Angie Manglaris).

BACKGROUND

The purpose of this Final Plat is to establish 417 single-family lots, 10 open space lots and to dedicate right-of-way and easements on 155.275-acres of land for Phase 1A on the Cole Ranch Master Planned Community. The subject property is zoned Cole Ranch Master Planned Community (MPC19-0001b).

Phase 1A is a subphase of Phase 1 of the Cole Ranch Master Planned Community. A preliminary plat for the 720.141-acre site containing 613 single-family lots, 48 townhome lots, 1 multifamily lot, 7 mixed-use regional lots, and 2 light industrial lots was approved by the Planning and Zoning Commission on August 10, 2022 (PP21-0034).

In accordance with MPC19-0001b 2.6.3C.6c and 2.4.8D, the applicant submitted a request for an extension of the Preliminary Plat which the Planning and Zoning Commission approved on March 20, 2024. The one-year extension is calculated from the date of initial approval and is valid to August 10, 2025.

Since approval of the Preliminary Plat Extension, the applicant has conducted ongoing coordination with the City to finalize infrastructure design components as well coordinate with TxDOT regarding the future right-of-way alignment for Loop 288 within the project area. The applicant submitted the Civil Engineering Plans and the Final Plat for Phase 1A in May 2025.

Date Application Filed	May 27, 2025
Planning & Zoning Commission Meeting	June 25, 2025
Days in Review	29 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 with conditions
2. Deny with reasons

3. Approve as submitted

RECOMMENDATION

Staff recommends approval of this Final Plat with the following condition, as it does not meet the established criteria for approval, as detailed in the Staff Analysis (Exhibit 2):

1. Compliance with Denton Development Code Section 8.3.2.A, which requires the approval of Civil Engineering Plans prior to plat approval, must be achieved in order for the Final Plat to be updated as needed and approved for construction of Phase 1 to commence.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
July 18, 2006	City Council	Annex into City Limits	Approved (2006-205)
February 5, 2008	City Council	Rezone to Master Planned Community (MPC)	Approved (2008-030)
December 3, 2019	City Council	Work Session - Hunter and Cole Ranch MPC	Discussion/Direction
December 11, 2019	Planning and Zoning Commission	Work Session - Hunter and Cole Ranch MPC	Discussion/Direction
December 17, 2019	City Council	Work Session - Hunter and Cole Ranch MPC	Discussion/Direction
February 27, 2020	Planning and Zoning Commission	Consider Major Amendments to the Cole Ranch MPC	Recommended Approval
April 7, 2020	City Council	Major Amendments to the Cole Ranch MPC	Approved (MPC19-0001b)
April 7, 2020	City Council	Cole Ranch Operating Agreement	Approved
April 7, 2020	City Council	Cole Ranch Project Agreement	Approved
April 7, 2020	City Council	Cole Ranch Public Improvement District No. 1	Approved
August 10, 2022	Planning and Zoning Commission	Cole Ranch, Phase 1 Addition, Preliminary Plat	Approved
March 20, 2024	Planning and Zoning Commission	Preliminary Plat Extension for Phase 1	Approved
October 23, 2024	Planning and Zoning Commission	Mobility Plan Amendment	Recommended Approval
November 19, 2024	City Council	Mobility Plan Amendment	Approved

January 29, 2025	Planning and Zoning Commission	Consider a Major Amendment to the Cole Ranch MPC	Recommended Approval
February 18, 2025	City Council	Consider a Major Amendment to the Cole Ranch MPC	Approved.

PUBLIC OUTREACH

No public outreach is required for preliminary 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:
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Development Review Manager