



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: November 15, 2023

SUBJECT

Consider a request by Aimee Bissett, on behalf of 100 N Loop 288 LLC, the property owner, for a Final Plat of 100 N Loop 288 Addition. The approximately 18.1365-acre site is generally located on the east side of North Loop 288, approximately 300 feet north of the intersection of North Loop 288 and East McKinney Street, in the City of Denton, Denton County, Texas. (FP23-0030, 100 N Loop 288 Addition, Sean Jacobson).

BACKGROUND

The purpose of this Final Plat is to facilitate the development of 8 commercial lots and 2 drainage lots along South Loop 288 and East McKinney Street, and to dedicate easements.

Date Application Filed:	October 17, 2023
Planning & Zoning Commission Meeting:	November 15, 2023
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. Since this plat application was submitted after September 1, 2023 the changes to LGC Chapter 212 are applicable. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (Exhibit 5). In accordance with TX LGC Section 212.009 the extension cannot exceed 30 days and could be granted to a date certain of December 13, 2023. Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary.

A full Staff Analysis of the request is provided in Exhibit 2.

OPTIONS

1. Approve as submitted
2. Approve extension request
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, which could be granted to a date certain of December 13, 2023. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
December 2, 2020	Planning & Zoning Commission	100 N Loop 288 Preliminary Plat (PP20-0026)	Extension approved
December 16, 2020	Planning & Zoning Commission	100 N Loop 288 Preliminary Plat (PP20-0026)	Preliminary Plat denied
April 21, 2021	Planning & Zoning Commission	100 N Loop 288 Preliminary Plat (PP20-0026)	Preliminary Plat approved
February 15, 2023	Planning & Zoning Commission	100 N Loop 288 Preliminary Plat Extension (PE23-0001)	Extension of Preliminary Plat 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
5. Requested Extension
6. LLC Members List

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

Prepared by:
Sean Jacobson
Associate Planner