



# 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 The Prestige Build LLC for a Preliminary Plat of the Prestige at Mayhill Addition. The 22.9-acre site is generally located northeast of the intersection of S. Mayhill Road and Edwards Road, in the City of Denton, Denton County, Texas. (PP23-0021b, Prestige at Mayhill, Julie Wyatt)

### **BACKGROUND**

The purpose of this Preliminary Plat is to establish one lot with easements and associated right-of-way dedication for the development of a multifamily use. The subject property is zoned Mixed Use Neighborhood (MN) District, which permits the use.

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

Date Application Filed:	September 12, 2023
Planning and Zoning Meeting:	October 11, 2023
Days in Review:	29 Days
Extension Granted	October 11, 2023
Planning and Zoning Commission Meeting	October 25, 2023
Days in Review	15 Days
2 <sup>nd</sup> Extension Granted	October 25, 2023
Planning and Zoning Commission Meeting	November 15, 2023
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. Since this plat application was submitted after September 1, 2023 the changes to TX LGC Chapter 212 are in effect and the applicant is entitled to request as many 30-day extensions as are necessary to address the technical review comments.

### **OPTIONS**

1. Approve as submitted
2. Approved subject to conditions
3. Deny with reasons

### **RECOMMENDATION**

The applicant has previously requested two 30-day extensions to allow for additional time to work through staff's comments. As of the writing of this report, the applicant has not requested another extension, with the intent to address all remaining comments prior to the Planning and Zoning Commission meeting. Since

corrections are needed to meet the technical requirements for approval (See Exhibit 2), staff's recommendation is for denial; however, if after the item's posting, the applicant submits an extension request or satisfies the outstanding comments, that information will be forwarded to the Planning and Zoning Commission for consideration and staff will adjust the recommendation as warranted.

See Exhibit 2 for detailed reasons for recommendation.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

Date	Council, Board, Commission	Request	Action
1983	City Council	Annexation of 4 acres on the western side of the tract	Approved
2002	City Council	Citywide rezoning	Rezoning from Agriculture to Regional Center Residential 1 (RCR-1) District
2010	City Council	Annexation of remaining 15.06 acres of the tract	Approved
August 21, 2018	City Council	Initial zoning of 15.06 acres to RCR-1 (Z18-0009)	Approved
October 1, 2019	City Council	New Zoning Code and City-wide zoning district transition to MN District	Approved
October 11, 2023	Planning and Zoning Commission	Preliminary Plat (PP23-0021)	Extension Approved
October 25, 2023	Planning and Zoning Commission	Preliminary Plat (PP23-0021)	2 <sup>nd</sup> Extension 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. Preliminary Plat
5. LLC Members List

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

Prepared by:  
Julie Wyatt  
Principal Planner