



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: David Gaines

DATE: August 10, 2022

SUBJECT

Consider a request by Kimley-Horn on behalf of RTS & M, LLC for approval of a Preliminary Plat for Birchway Denton, IIB. The 14.4341-acre site is generally located on the west side of Mayhill Road, 1,440 feet south of Spencer Road in the City of Denton, Denton County, Texas. (PP22-0020 Birchway Denton IIB Addition, Angie Manglaris)

BACKGROUND

The purpose of the Preliminary Plat is to establish the boundaries and easements for one multifamily lot. The subject property is zoned Mixed-Use Neighborhood (MN) and is intended to be developed in one phase.

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

Date Application Filed:	July 12, 2022
Planning and Zoning Meeting:	August 10, 2022
Days in Review:	29 Days

This application is being considered under TX LGC 212.009. 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 Texas Local Government Code Section 212.009 the extension cannot exceed 30 days and could be granted to a date certain of August 24, 2022.

OPTIONS

1. Approve requested extension
2. Approve as submitted.
3. Deny with reasons.

RECOMMENDATION

Staff recommends denial of this plat as it fails to meet the established criteria for approval; however, staff has no objections to the requested one-time extension to a date certain of August 24, 2022. See Exhibit 2 for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

There have been no prior actions related to this request.

PUBLIC OUTREACH

No public outreach is required for a Preliminary 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. Preliminary Plat
5. Extension Request
6. LLC Members List

Respectfully submitted:

Tina Firgens, AICP

Deputy Director of Development Services/Planning Director

Prepared by:

Angie Manglaris, AICP

Senior Planner