



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** April 9, 2025

### **SUBJECT**

Consider a request by Johnson Volk Consulting on behalf of Audra QOZB, LLC for a Final Plat of the Elms Bend Multifamily. The 6.634-acre site is generally located at the northeast corner of Audra Lane and Nottingham Drive in the City of Denton, Denton County, Texas. (FP25-0007a, Elms Bend Multifamily, Mia Hines)

### **BACKGROUND**

In August 2023, a subdivision variance from Subsection 8.3.2C.1.c regarding minimum points of vehicular access to reduce the minimum number of vehicular access points from two to one for a proposed multifamily development. Since this approval, the applicants have redesigned their proposed development plans to include two points of access. The purpose of this Final Plat is to establish one plated lot with easements and reservations consistent with the approved multifamily development plans for the subject property.

Date Application Filed:	February 18, 2025
Planning & Zoning Commission Meeting:	March 19, 2025
Days in Review:	29 Days
Date Application Resubmitted:	March 18, 2025
Planning & Zoning Commission Meeting:	April 9, 2025
Days in Review:	22 Days

This application is being considered under (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. The applicant has received a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review. The requested extension was granted to a date certain of April 9, 2025.

### **OPTIONS**

1. Approve as submitted
2. Deny with reasons

### **RECOMMENDATION**

Staff recommends approval of this Final Plat as it meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

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

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
September 4, 1984	City Council	Rezone from Single-Family (SF-7) & Agriculture (A) to PD for single-family – Ord. 84-114	Approved
February 2002	City Council	Rezone from PD to Neighborhood Residential 3 (NR-3) (Citywide)	Approved
March 13, 2002	Planning and Zoning Commission	Rezoning from NR-3 to Neighborhood Regional Mixed Use (NRMU-12) – Ord. 2002-122	Recommended Approval
April 16, 2002	City Council	Rezone from NR-3 to NRMU-12 – Ord. 2002-122	Approved
	Planning and Zoning Commission	Rezone from NRMU-12 to Mixed-Use Neighborhood (MN) (Citywide)	Recommended Approval
October 1, 2019	City Council	Rezone from NRMU-12 to MN (Citywide)	Approved
August 9, 2023	Planning and Zoning Commission	Subdivision variance for one point of access – V23-0004	Approved
March 19, 2025	Planning and Zoning Commission	Final Plat (FP25-0017)	Extension 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. LLC Members List

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

Prepared by:  
Mia Hines, AICP  
Senior Planner