



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: April 10, 2024

SUBJECT

Consider a request by JPI Real Estate Acquisitions, LLC for a Final Plat of the Jefferson Bonnie Brae Addition. The 31.51-acre site is generally located west of Bonnie Brae Road and approximately 150.19 feet south of Bronco Way in the City of Denton, Denton County, Texas. (FP24-0006c, Jefferson Bonnie Brae, Angie Manglaris).

BACKGROUND

The purpose of this Final Plat is to create one lot and dedicate associated easements and right-of-way for the development of multifamily residential. The subject property is zoned Mixed-Use Neighborhood (MN).

| | |
|---|-------------------|
| Date Application Filed: | January 30, 2024 |
| Planning & Zoning Commission Meeting: | February 28, 2024 |
| Days in Review: | 29 Days |
| Date Application Filed: | February 29, 2024 |
| Planning & Zoning Commission Meeting: | March 20, 2024 |
| Days in Review: | 20 Days |
| Date Application Filed: | March 19, 2024 |
| Planning and Zoning Commission Meeting: | April 10, 2024 |
| Days in Review: | 22 Days |

This is the **third extension request** for this item.

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. The applicant has requested an additional 30-day extension to allow for time to work through staff's comments on the plat and allow for additional review (Exhibit 5). 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.

OPTIONS

1. Approve as submitted
2. Approve 3rd 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 (Exhibit 5) which could be granted to a date certain of April 24, 2024. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

| Date | Council, Board, Commission | Request | Action |
|-------------------|-----------------------------------|---|---------------|
| 1965 | City Council | Annexation | Approved |
| 1969 | City Council | Citywide rezoning to Agricultural | Approved |
| 2002 | City Council | Citywide rezoning from Agriculture to Neighborhood Residential Mixed Use (NRMU) | Approved |
| October 1, 2019 | City Council | Citywide Rezoning from NRMU to Mixed-Used Neighborhood (MN) | Approved |
| February 28, 2024 | Planning and Zoning Commission | Final Plat 30-day Extension Request | Approved |
| March 20, 2024 | Planning and Zoning Commission | Final Plat 30-day Extension Request | 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. Request for Extension
6. LLC Members List

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

Prepared by:
Angie Manglaris, AICP
Development Review Manager