



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 13, 2024

SUBJECT

Consider a request by Cross Engineering Consultants, Inc. on behalf of Stuart Apartment Properties, LLC for a Final Plat of the Stuart Apartments Addition. The 2.695-acre site is generally located at the southwest corner of Loop 288 and Stuart Road in the City of Denton, Denton County, Texas. (FP24-0039, Stuart Apartments Addition, Mia Hines).

BACKGROUND

In December 2023, a Specific Use Permit (S23-0002) was approved for the property to facilitate the development of a new multifamily residential development. The SUP was to permit one of two proposed buildings to be constructed with a building height of no more than 53 feet. The accompanying site plan reflected an intent to develop no more than 78 multifamily residences. The purpose of this Final Plat is to establish one platted lot and necessary easements for the multifamily development. The development must conform to the regulations set forth in the approved SUP, including building height, setbacks, and site layout.

Date Application Filed:	October 15, 2024
Planning & Zoning Commission Meeting:	November 13, 2024
Days in Review:	29 Days

This is **the first extension request**.

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 requested a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (see Exhibit 6). The requested extension could be granted to a date certain of December 11, 2024

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this Final Plat as it does not meet the established criteria for approval. However, Staff has no objection to the requested one-time 30-day extension to a date certain of December 11, 2024. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
May 23, 1972	City Council	Rezone from Agriculture to GR (Ord. 1972-019)	Approved
February 2002	City Council	Rezone from GR to NRMU (Citywide)	Approved
April 10, 2019	Planning and Zoning Commission	Rezoning from NRMU to MN (Citywide)	Recommended Approval
April 23, 2019	City Council	Rezone from NRMU to MN (Citywide)	Postponed
September 27, 2023	Planning and Zoning Commission	Specific Use Permit for building between 41 feet & 65 feet	Recommended Approval
October 17, 2023	City Council	Specific Use Permit for building between 41 feet & 65 feet	Postponed
November 7, 2023	City Council	Specific Use Permit for building between 41 feet & 65 feet	Denied
November 14, 2023	City Council	Consider reconsidering SUP for building between 41 feet & 65 feet	Reconsideration approved
December 5, 2023	City Council	Reconsider Specific Use Permit for building between 41 feet & 65 feet	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
6. Extension Request

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

Prepared by:
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Senior Planner