



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: April 9, 2025

SUBJECT

Consider a request by Roman Zlatov of Wier & Associates, Inc., on behalf of Argyle Hilltop LCC, for approval of a Final Plat of three lots on Hilltop Road. The 6.011-acre tract is generally located east of Hilltop Road, approximately 430 feet north of East Hickory Hill Road in the City of Denton Extraterritorial Jurisdiction (ETJ 1), Denton County, Texas. (FP25-0009a, Hilltop Village Addition, Erin Stanley)

BACKGROUND

The purpose of this Final Plat is to create three lots of record for future development. The subject tract takes access from Hilltop Road and utilizes private water and septic systems.

The subject property is in the City of Denton's Extraterritorial Jurisdiction Division 1 (ETJ) and is currently developed with an existing multifamily use and several supporting accessory structures. While the City of Denton's subdivision regulations are applicable in the ETJ, the City has no zoning authority or land use authority in the ETJ. Additionally, building permit review is under the jurisdiction of Denton County.

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

Date Application Filed:	February 18, 2025
Planning & Zoning Commission Meeting:	March 19, 2025
Days in Review:	29 Days
Date Extension Approved:	March 19, 2025
Date Resubmitted:	March 18, 2025
Planning and Zoning Commission Meeting:	April 9, 2025
Days Under Review:	22 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. The applicant has requested an additional 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The requested extension could be granted to a date certain of April 23, 2025. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

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

OPTIONS

1. Approve requested extension

2. Approve as submitted
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 23, 2025. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
March 19, 2025	Planning and Zoning Commission	Extension Request	Approved

PUBLIC OUTREACH

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

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

Prepared by:
Erin Stanley
Assistant Planner