



# 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 Gonzalez & Schneeberg Engineers on behalf of the owner, Realton Ventures, LLC, for a Final Plat of DC Townhomes. The approximately 3.80-acre site is generally located east of the terminus of Pecan Grove, north of East McKinney Street, and approximately 139 feet east of the intersection of East McKinney Street and Springtree Drive, in the City of Denton, Denton County, Texas. (FP25-0015, DC Townhomes, Angie Manglaris)

### **BACKGROUND**

The purpose of this Final Plat is to create 14 townhome lots, one multifamily lot, one common lot, and dedicate rights-of-way and easements necessary to accommodate a townhome and multifamily development. The property is zoned Residential 7 (R7) along the northern portion of the property, to be developed as townhomes, and Mixed-Use Neighborhood (MN) along the southern portion of the property, to be developed as multifamily.

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

Date Application Filed:	March 11, 2025
Planning & Zoning Commission Meeting:	April 9, 2025
Days in Review:	29 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 a 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 **first 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)**

## **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. 1<sup>st</sup> Extension Request
6. LLC Members List

Respectfully submitted:

Tina Firgens, AICP

Deputy Director of Development Services/Planning Director

Prepared by:

Angie Manglaris, AICP

Development Review Manager