



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: October 9, 2024

SUBJECT

Consider a request by the Foresite Group, LLC for approval of a Final Plat for Stella Hills Phase 2A. The approximately 21.0505-acre site is located approximately 1,500 feet south of E. McKinney Street and east of Laney Circle in the City of Denton, Denton County, Texas. (FP24-0033a, Stella Hills Phase 2A, Angie Manglaris).

BACKGROUND

The purpose of this Final Plat is to establish 84 single-family lots and associated right-of-way and easement dedication for the development of the second phase of a single-family residential neighborhood. The subject property is zoned Residential 6 (R6).

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

Date Application Filed:	August 13, 2024
Planning and Zoning Commission Meeting:	September 11, 2024
Days Under Review:	29 Days
Application Refined:	September 10, 2024
Application Refined:	September 24, 2024
Days Under 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.

OPTIONS

1. Approve as Submitted
2. Approve with Conditions
3. Deny with Reasons

RECOMMENDATION

Staff recommends approval of this 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)

Date	Council, Board, Commission	Request	Action
October 1, 2019	City Council	New Zoning Code and City-wide zoning district transition to RR, R4, and MN District	Approval
October 12, 2022	Planning and Zoning Commission	Zoning change from RR, R4 and MN to R6	Recommend Approval
October 18, 2022	City Council	Zoning change from RR, R4 and MN to R6	Approval
March 15, 2023	Planning and Zoning Commission	Preliminary Plat 30-day Extension Request	Approval
August 23, 2023	Planning and Zoning Commission	Preliminary Plat	Approval
April 24, 2024	Planning and Zoning Commission	Phase 1 Final Plat 30-day Extension Request	Approval
May 15, 2024	Planning and Zoning Commission	Phase 1 Final Plat	Approval
September 11, 2024	Planning and Zoning Commission	Phase 2A Final Plat 30-day Extension Request	Approval

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:
Angie Manglaris, AICP
Development Review Manager