



# 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 2B. The approximately 15.222-acre site is generally located on the south side of E. McKinney Street, and is situated to the east of Laney Circle in the City of Denton, Denton County, Texas. (FP24-0034a, Stella Hills Phase 2B, Angie Manglaris).

### **BACKGROUND**

The purpose of this Final Plat is to establish 52 single-family lots, 1 open space lot, 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 Refiled:	September 10, 2024
Application Refiled:	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.

*(Continued on next page)*

**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 2B 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:  
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Development Review Manager