



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 Robson Denton Development, L.P. for a Final Plat of the Robson Ranch Unit 40. The 54-acre site is generally located east of Ed Robson Boulevard approximately 650 feet north of Goodland Drive, in the City of Denton, Denton County, Texas. (FP24-0022a, Robson Ranch Unit 40, Julie Wyatt)

BACKGROUND

The purpose of the Final Plat is to create 159 residential lots, sixteen common/open space lots, and one private street lot from a previously un-platted tract of land. The common lots and private street will be owned and maintained by the homeowner's association and will not be dedicated to the City. The property is located within the Planned Development 173 (PD-173) District, Robson Ranch, and must conform to the regulations set forth in the approved planned development, including use, minimum lot size, and setbacks. The proposed use is consistent with PD-173 District requirements. It should be noted that the applicant has opted to omit the Preliminary Plat step in accordance with Denton Development Code 2.6.3B.1.

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

Date Application Filed:	May 28, 2024
Planning and Zoning Meeting:	June 26, 2024
Days in Review:	29 Days
Date Extension Approved	June 26, 2024
Application Withdrawn	July 22, 2024
Days in Review:	26 Days
Date Resubmitted	October 17, 2024
Planning and Zoning Meeting	November 13, 2024
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.

OPTIONS

1. Approve as submitted
2. 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
August 3, 1999	City Council	Planned Development Concept Plan	Approval (Ordinance 99-265)
August 2, 2011	City Council	Planned Development Detailed Plan	Approval (Ordinance 2011-124)
June 26, 2024	Planning and Zoning Commission	Final Plat FP24-0022	Extension 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

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

Prepared by:
Julie Wyatt, AICP
Principal Planner