



# 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 Westwood P.S., on behalf of HR, JV, L.P., for approval of a Preliminary Plat of Landmark Addition. The approximately 44.601-acre site is generally located on the northwest corner of the intersection of Interstate Highway 35W and Robson Ranch Road, in the City of Denton, Denton County, Texas. (PP24-0005, Landmark Addition, Cameron Robertson).

### BACKGROUND

The purpose of this Preliminary Plat is to establish the first phase of the Mixed-Use Regional area of the Landmark mixed-use development, formerly known as Hunter Ranch.

The subject property is presently vacant and zoned Master Planned Communities (MPC) - Mixed-Use Regional (MR). Ordinance MPC19-0002c applies to the subject property and establishes the zoning standards for the entire Hunter Ranch/Landmark MPC.

Date Application Filed:	August 27, 2024
Date of First Extension:	September 13, 2024
Planning and Zoning Commission Meeting:	October 9, 2024
Days in Review:	43 Days

This application is being considered under TX LGC 212.009.

### 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
April 7, 2020	City Council	Approval of Ordinance No. MPC19-0002c	Approved

## **PUBLIC OUTREACH**

No public outreach is required for preliminary 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. Preliminary Plat

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

Prepared by:  
Cameron Robertson, AICP  
Principal Planner