



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: May 13, 2026

SUBJECT

Consider a request by Kimley-Horn on behalf of the property owner, HR 3200 LP, for a Final Plat of Landmark Phase 2 North. The approximately 184.877-acre site is generally located on the north side of Robson Ranch Road, approximately 1.07 miles west of I-35W in the City of Denton, Denton County, Texas. (FP26-0004a, Landmark Phase 2 North, Cameron Robertson)

BACKGROUND

The purpose of this Final Plat is to facilitate the development of North end of Landmark Phase 2, which will consist of 312 single-family residential lots, five (5) Common Area/HOA lots, one (1) School lot, and 2 City Park lots. Phase 2 also includes the construction of a fire station lot which will serve this portion of the development and future phases of the overall development.

The subject property is presently vacant and zoned Master Planned Communities (MPC) – Residential 6 (R6)/ -Residential 7 (R7)/ -Mixed-Use Neighborhood (MN). Ordinance MPC19-0002c applies to the subject property and establishes the zoning standards for the entire Hunter Ranch MPC.

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

Date Application Filed:	February 16, 2026
Withdrawal:	March 6, 2026
Days in Review:	18 Days
Resubmitted:	March 19, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	20 Days
Extension Approved:	April 8, 2026
Resubmitted:	April 9, 2026
Planning & Zoning Commission Meeting:	April 29, 2026
Withdrew:	April 20, 2026
Days in Review:	11 Days
Resubmitted:	May 5, 2026
Planning & Zoning Commission Meeting:	May 13, 2026
Days in Review:	8 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 with Conditions as submitted
- 2. Deny with reasons

RECOMMENDATION

Staff recommends approval of this plat, with the following condition, as it does not meet the established criteria for approval, as detailed in the Staff Analysis (Exhibit 2):

- 1. Compliance with MPC19-0002c 2.11.4C.2.d, which requires final approval of the Civil Engineering Plans (CEP25-0082), must be achieved prior to final approval.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 7, 2020	City Council	Approval of Ordinance No. MPC19-0002c	Approved
November 19, 2025	Planning and Zoning Commission	Extension Request (PP25-0004)	Approved
January 14, 2026	Planning & Zoning Commission	Preliminary Plat (PP25-0004a)	Approved
April 8, 2026	Planning & Zoning Commission	Extension Request (FP26-0004)	Approved

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

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Principal Planner