



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** April 23, 2025

### **SUBJECT**

Consider approval of a Final Replat of Lot 1-R(6), Block A, Denton High School #2 Addition; being a replat of Lot 1-R(5), Block A, Denton High School #2 Addition together with 10.51 acres of unplatted property. The total 88.523-acre property is generally located on the north side of East McKinney Street, approximately 1,740 feet east of the intersection of Mayhill Road in the City of Denton, Denton County, Texas. (FR25-0010, Ryan High School, Julie Wyatt)

### **BACKGROUND**

Denton High School #2 was first platted in 1988 to facilitate the construction of Ryan High School. The purpose of the current request is to add 10.51 unplatted acres to the platted lot to accommodate an update to the high school campus and a new transportation facility. The subject property is zoned Public Facilities (PF) District which permits the existing and proposed uses.

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

Date Application Filed:	March 25, 2025
Planning & Zoning Commission Meeting:	April 23, 2025
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. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The requested extension could be granted to a date certain of May 14, 2025. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

This is the **first extension request** for this item.

### **OPTIONS**

1. Approve as submitted.
2. Approve first extension request.
3. Deny with reasons.

## **RECOMMENDATION**

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of May 14, 2025. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

## **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
2002	City Council	City-wide rezoning	Rezoned from Agriculture to NR-2
September 28, 1988	Planning and Zoning Commission	Final Plat Denton High School #2	Approved
May 10, 1995	Planning and Zoning Commission	Replat Denton High School #2	Approved
March 13, 1996	Planning and Zoning Commission	Replat Denton High School #2	Approved
February 27, 2006	Planning and Zoning Commission	Replat Denton High School #2	Approved
January 21, 2009	Planning and Zoning Commission	Replat Denton High School #2	Approved
October 2019	City Council	Transition to PF and Residential 6 (R6) Zoning Districts	Approved
November 13, 2024	Planning and Zoning Commission	Rezone 10.51 acres from R6 to PF District (Z24-0011)	Recommended Approval
December 3, 2024	City Council	Rezone 10.51 acres from R6 to PF District (Z24-0011)	Approved

## **PUBLIC OUTREACH**

No public outreach is required for a replat.

## **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 Replat
5. First Extension Request

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

Prepared by:  
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Principal Planner