



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 Winkelmann & Associates, Inc. on behalf of JBA Denton LLC for a Final Plat of the Home Zone Denton. The 2.407-acre site is generally located on the southeast corner of U.S. 380 and Ector Street in the City of Denton, Denton County, Texas. (FP24-0038a, Home Zone Denton, Cameron Robertson).

BACKGROUND

The purpose of this Final Plat is to establish one lot with right-of-way dedication and required easements for a general retail use over 15,000 square feet. To develop the proposed retail use, a Planned Development (PD22-0006a) was approved on September 27, 2022, which rezoned the property from Mixed-Use Neighborhood (MN) District to PD-MN District.

Date Application Filed:	September 25, 2024
Planning and Zoning Commission Meeting:	October 23, 2024
Days Under Review:	28 Days
Date Extension Approved:	October 23, 2024
Date Resubmitted:	October 24, 2024
Planning and Zoning Commission Meeting:	November 13, 2024
Days Under Review:	20 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.

A full Staff Analysis of the request is provided in Exhibit 2.

OPTIONS

1. Approve as Submitted
2. Approve Extension Request
3. Deny with Reasons

RECOMMENDATION

Staff recommends approval of this Final Plat as it meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for the recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
September 14, 2022	Planning and Zoning Commission	Rezoning from MN District to PD-MN District (PD22-0006)	Recommended Approval (6-0)
September 27, 2022	City Council	Rezoning from MN District to PD-MN District (PD22-0006a)	Approved (6-0); 1 Abstained
October 23, 2024	Planning and Zoning Commission	Home Zone Denton Final Plat (FP24-0038)	Extension Approved (5-0)

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:
Cameron Robertson, AICP
Principal Planner