



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: April 9, 2025

SUBJECT

Consider a request by Baird, Hampton & Brown, Inc., on behalf of HR JV L.P., for approval of a Final Plat for Landmark Addition, Block 1, Lots 7 and 13. The 20.285-acre tract is located on the northwest corner of Robson Ranch Road and the frontage road of Interstate 35W in the City of Denton, Denton County, Texas. (FP25-0013a, Landmark Addition, Cameron Robertson)

BACKGROUND

The purpose of this Final 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.

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

Date Application Filed:	February 19, 2025
Planning & Zoning Commission Meeting:	March 19, 2025
Days in Review:	28 Days
Extension Approved:	March 19, 2025
Planning & Zoning Commission Meeting:	April 9, 2025

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

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 an additional 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (see Exhibit 5). The requested extension could be granted to a date certain of April 23, 2025. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

OPTIONS

1. Approve requested extension
2. Approve as submitted
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 April 23, 2025. 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
October 9, 2024	Planning & Zoning Commission	Approval of PP24-0005	Approved
March 19, 2025	Planning & Zoning Commission	First Extension of FP25-0013	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
5. Extension Letter Request

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

Prepared by:
Cameron Robertson, AICP
Principal Planner