



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 23, 2025

SUBJECT

Consider a request by Kimley-Horn & Associates, on behalf of TCCI Churchill, LLC for a Preliminary Plat of Churchill East. The approximately 269-acre site is generally located 1,646 feet north of FM 2449 and west and south of T N Skiles Rd in the City of Denton Extraterritorial Jurisdiction Division 1, Denton County, Texas. (PP25-0002, Churchill East, Ashley Ekstedt)

BACKGROUND

The purpose of this Preliminary Plat is to establish 901 residential lots, 26 common area lots, establish easements, and establish right-of-way. The subject property is situated within the City of Denton's Extraterritorial Jurisdiction Division 1. The subject property is intended to be developed in phases and is a part of the Ponder Farms Municipal Utility District (MUD). A Development Agreement was approved by City Council for the subject Churchill East Development which entails additional development standards, including but not limited to minimum lot sizes, setbacks, construction of side paths, gas well setbacks, and roadway standards.

Date Application Filed:	February 18, 2025
Withdrawn:	March 10, 2025
Days in Review:	20 Days
Resubmittal:	March 25, 2025
Planning & Zoning Commission Meeting:	April 23, 2025
Days in Review:	29 Days

This application is being considered under (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 additional review (see Exhibit 5). The requested extension could be granted to a date certain of May 14, 2025.

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

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this Preliminary Plat as it does not meet the established criteria for approval. However, Staff has no objection to the requested one-time 30-day extension to a date certain of May 14, 2025. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
November 19, 2024	City Council	Development Agreement for Churchill East and Ponder Farms Municipal Utility District	Approved

PUBLIC OUTREACH

No public outreach is required for a Preliminary 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. Preliminary Plat
5. Extension Request
6. LLC Members List

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

Prepared by:
Ashley Ekstedt, AICP
Associate Planner