



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 Flanagan on behalf of Vintage Denton Series, LLC a Series of Joali Investments I, LLC for a Final Plat of the Vintage/35 Addition. The 4.289-acre site is generally located at the southeast corner of Vintage Boulevard and I-35W in the City of Denton, Denton County, Texas. (FP25-0010, Vintage/35 Addition, Mia Hines)

BACKGROUND

Planned Development 139 was originally approved in 1991 as a 450-acre "Business Village" which established the PD text and included a concept plan as well as a menu of permitted uses with development standards associated with each use. Approximately 213 acres have been zoned out of the PD since 2002 into standard zoning districts. Most recently, in 2020 a detail plan was approved for a charter school on land located to the east of the subject property, in 2021 (ordinance PD21-0004b) a 207 unit multifamily development was approved on land located to the south of the subject property, and in 2024 (ordinance PDA23-0005a) a travel center with fuel pumps, a car wash, and restaurants was approved on the subject property. The purpose of the proposed plat is for the development of the site plan as approved via ordinance PDA23-0005a.

Date Application Filed:	February 18, 2025
Date Application Withdrawn:	March 9, 2025
Days in Review:	24 Days
Date Application Resubmitted:	March 18, 2025
Planning & Zoning Commission Meeting:	April 9, 2025
Days in Review:	22 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.

OPTIONS

1. Approve as submitted
2. 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 recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
March 5, 1991	City Council	Rezoning to PD-139	Approval (Ordinance 91-034)
September 7, 1999	City Council	Amendment to Concept Plan	Approval (Ordinance 1999-317)
May 14, 2002	City Council	Amendment to Concept Plan	Approval (Ordinance 2002-147)
September 17, 2019	City Council	Transition to 2019 DDC and established PD procedures	Approval (Ordinance DCA18-0009u)
May 18, 2021	City Council	Resolution of No Objection	Approval (Resolution 21-691*)
December 15, 2021	Planning and Zoning Commission	Planned Development Amendment (PD21-0004)	Continued the public hearing and postponed consideration of the item allowing for a community meeting
January 12, 2022	Planning and Zoning Commission	Planned Development Amendment (PD21-0004)	Recommend Approval
February 1, 2022	City Council	Planned Development Amendment (PD21-0004)	Approval (Ordinance PD21-0004b)
May 29, 2024	Planning and Zoning Commission	Planned Development Amendment (PDA23-0005)	Recommend Approval
June 18, 2024	City Council	Planned Development Amendment (PDA23-0005)	Approval (Ordinance PDA23-0005a)

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:
Mia Hines, AICP
Senior Planner