



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: February 11, 2026

SUBJECT

Consider a request by Corwin Engineering, Inc., on behalf of Roselawn Meadows Land, LLC, for approval of a Preliminary Plat of Roselawn Meadows. The approximately 6.494-acre site is generally located north of Roselawn Drive just East of existing S. Bonnie Brae Street and west of future South Bonnie Brae Street in the City of Denton, Denton County, Texas. (PP25-0005d, Roselawn Meadows, Sean Jacobson)

BACKGROUND

The purpose of this Preliminary Plat is to facilitate the development of 23 single-family residential lots and one Homeowner's Association (HOA) lot on approximately 6.494 acres. The subject property is presently undeveloped and zoned Residential 4 (R4). The subject site is situated between existing S. Bonnie Brae and the future realignment of S. Bonnie Brae, per the adopted Mobility Plan.

Date Application Filed:	October 21, 2025
Planning & Zoning Commission Meeting:	November 19, 2025
Days in Review:	29 Days
Extension Approved:	November 19, 2025
Planning & Zoning Commission:	December 17, 2025
Days in Review:	28 Days
Extension Approved:	December 17, 2025
Planning & Zoning Commission:	January 14, 2025
Days in Review:	29 Days
Extension Approved:	January 14, 2025
Planning & Zoning Committee:	February 11, 2026
Days in Review:	29 Days

This is the **fourth extension request** received 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 a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (Exhibit 6). Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary.

OPTIONS

1. Approve as submitted

2. Approve requested extension
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 6), which could be granted to a date certain of February 11, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
November 19, 2002	City Council	Specific Use Permit for a gas well development	Approved
November 19, 2025	Planning & Zoning Commission	Plat extension request	Approved
December 17, 2025	Planning & Zoning Commission	Plat extension request	Approved
January 14, 2025	Planning & Zoning Commission	Plat extension request	Approved

PUBLIC OUTREACH

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

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Sean Jacobson
Associate Planner