



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** October 9, 2024

### **SUBJECT**

Consider a request by Kimley-Horn & Associates, on behalf of the property owner, for a Preliminary Plat of RM Squared Denton Addition. The approximately 363.034-acre site is generally located at the northeast corner of the intersection of Hampton Road and Masch Branch Road in the City of Denton, Denton County, Texas. (PP24-0006, RM Squared Denton Addition, Sean Jacobson)

### **BACKGROUND**

The purpose of this Preliminary Plat is to create seventeen lots of record and to dedicate right-of-way and easements. The property is intended for industrial and agricultural development.

The subject property's zoning is a mix of Rural Residential (RR) and Planned Development with a Light Industrial base (PD-LI).

Initial Application Date:	September 10, 2024
Planning and Zoning Commission Meeting:	October 9, 2024
Days in Review:	29 Days

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

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 (Exhibit 5). In accordance with Texas Local Government Code Section 212.009 the extension cannot exceed 30 days and could be granted to a date certain of October 23, 2024. 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 requested extension
2. Approve as submitted
3. Approve with conditions
4. 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 October 23, 2024. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

Date	Council, Board, Commission	Request	Action
May 4, 2010	City Council	City-wide Annexation	Approved
April 27, 2022	Planning & Zoning Commission	Rezone from RR to LI	Tie Vote
May 11, 2022	Planning & Zoning Commission	Rezone from RR to LI	Recommend Denial
June 7, 2022	City Council	Rezone from RR to PD-LI	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

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

Prepared by:  
Sean Jacobson  
Associate Planner