



# 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:** June 25, 2025

### **SUBJECT**

Consider a request by 97 Land Company, on behalf of Rayzor Investments LTD, for approval of a Final Plat of Lot 1, Block A Roselawn Village Addition. The 22.45-acre tract is approximately located on the west side of Roselawn Drive, and approximately 295 ft south of Bernard Street in the City of Denton, Denton County, Texas. (FP25-0022, Roselawn Village Apartments, Matt Bodine)

### **BACKGROUND**

The purpose of the Final Plat is to record an unplatted tract of land into a platted addition and dedicate new easements for future development of multifamily dwellings. The property is predominately zoned Mixed-Use Neighborhood (MN) Zoning District which allows for the multifamily dwelling use by right. A portion of the tract adjacent to the western property line is zoned Residential 4 – (R4) Zoning District. The zoned R4 portion of the tract is designated on the development plans as preserved Environmentally Sensitive Area. The development will take access from the proposed extension of Grackel Street and Roselawn Drive. The plat also reflects a new alignment for Roselawn Drive at the southeast corner of the property that was acquired by the City in 2008. The City of Denton will provide water and wastewater services. The zoning compliance plan have been approved by staff, and the civil engineering plans are under review.

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

Date Application Filed:	May 27, 2025
Planning & Zoning Commission Meeting:	June 25, 2025
Days in Review:	29 Days

This is the **1st 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 July 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 July 23, 2025. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

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

Date	Council, Board, Commission	Request	Action
1960	City Council	Annexation	Annexed into City Limits
October 1, 2019	City Council	New Zoning Code and Citywide zoning district transition from NRMU to MN and from NR-4 to R-4 Zoning Districts. (DCA18-0009)	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
6. LLC Members List

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

Prepared by:  
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Assistant Planner