



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: November 15, 2023

SUBJECT

Consider a request by Kimley-Horn on behalf of GS Denton 3, LP for approval of a Final Plat for Birchway Denton, III. The approximately 11.6665-acre site is generally located 1074.1 feet west of Mayhill Road, approximately 912.8 feet south of Spencer Road in the City of Denton, Denton County, Texas. (FP23-0017c, Birchway Denton, III, Angie Manglaris).

BACKGROUND

The purpose of the Final Plat is to create one lot and dedicate associated easements for the development of one multifamily lot. The subject property is zoned Mixed-Use Neighborhood (MN) and is intended to be developed in one phase.

Date Application Filed:	June 20, 2023
Planning and Zoning Meeting:	July 19, 2023
Days in Review:	29 Days
Date Extension Approved:	July 19, 2023
Date Application Submitted:	July 18, 2023
Date Application Withdrawn:	August 1, 2023
Days in Review:	15 Days
Date Application Submitted:	September 12, 2023
Date Application Withdrawn:	September 21, 2023
Days in Review:	9 Days
Date Application Submitted:	October 17, 2023
Planning and Zoning Commission Meeting:	November 15, 2023
Days in Review:	29 Days

This application is being considered under TX LGC 212.009.

A full Staff Analysis of the request is provided in Exhibit 2.

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 Exhibit 2 for detailed reasons for recommendation.

PUBLIC OUTREACH

Public notification is not required for a final plat.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 26, 2023	Planning and Zoning Commission	Preliminary Plat (PP23-0011)	Approved
July 19, 2023	Planning and Zoning Commission	Final Plat (FP23-0017) 30-Day Extension request	Approved

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat

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

Prepared by:
Angie Manglaris, AICP
Senior Planner