



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: April 10, 2024

SUBJECT

Consider a request by Kimley-Horn, on behalf of HR 3200, LP, for approval of a Preliminary Plat of Hunter Ranch Phase 1 Amenity Center. The approximately 7.967-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (PP24-0002, Hunter Ranch Phase 1 Amenity Center, Cameron Robertson).

BACKGROUND

The purpose of this Preliminary Plat is to establish an amenity center for Hunter Ranch Phase 1. This phase also includes the construction of approximately 747 single family lots and 36 HOA lots on 239.514 acres.

The subject property is presently vacant and zoned Master Planned Communities (MPC) - Mixed-Use Neighborhood (MN). As part of the MPC, a Preliminary Plat is required prior to the review and approval of a Final Plat.

Date Application Filed:	March 12, 2024
Planning & Zoning Commission Meeting:	April 10, 2024
Days in Review:	29 Days

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

This application is being considered under TX LGC 212.009. The applicant has requested a 30-day extension to allow for additional time to address staff's comments (Exhibit 5) as permitted by TX LGC 212.009(b-2). An approved extension would bring this item back to the Planning and Zoning Commission for consideration on April 24, 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. 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) to the April 24, 2024 Planning and Zoning Commission meeting. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 7, 2020	City Council	Approval of Ordinance No. MPC19-0002c	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. Extension Request

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

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer/
Principal Planner