



# 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 Sagebrook Denton LP for a Final Plat of the Sagebrook Addition, Phase 2B. The approximately 23.8-acre site is generally located at the southwest corner of the Allred Road and South Bonnie Brae Street intersection, in the City of Denton, Denton County, Texas. (FP23-0029, Sagebrook Addition Phase 2B, Ashley Ekstedt).

### **BACKGROUND**

The purpose of this Final Plat is to establish the lot, easement, and right-of-way configuration for 115 residential lots and 1 open space lot. The subject property is zoned Planned Development (PD), and this final plat is intended to facilitate development of the second of four phases of a single-family residential subdivision. The proposed layout for Phase 2B is generally consistent with the development plan approved as part of the Planned Development.

Date Application Filed:	October 17, 2023
Planning & Zoning Commission Meeting:	November 15, 2023
Days in Review:	29 Days

This application is being considered under TX LGC 212.009. 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 December 13, 2023.

### **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 December 13, 2023. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

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

January 7, 2020	City Council	Work Session	No action
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January 8, 2020	Planning and Zoning Commission	Work Session	No action
February 4, 2020	City Council	Annexation public hearing and first reading	Postpone to allow service agreement to precede annexation
February 18, 2020	City Council	Municipal Services Agreement	Approved agreement
February 18, 2020	City Council	Public Hearing	Held hearing – no action on annexation
February 18, 2020	City Council	1 <sup>st</sup> Reading of Annexation Ordinance	No action
March 31, 2020	City Council	2 <sup>nd</sup> Reading of Annexation Ordinance	Approved annexation
May 6, 2020	Planning and Zoning Commission	Rezone to PD, Public Hearing	Closed hearing, postponed discussion to May 20 <sup>th</sup>
May 20, 2020	Planning and Zoning Commission	Rezone to PD, continue discussion	Postponed discussion to June 3 <sup>rd</sup>
June 3, 2020	Planning and Zoning Commission	Rezone to PD, continue discussion	Postponed discussion to July 8 <sup>th</sup>
July 8, 2020	Planning and Zoning Commission	Rezone to PD, continue discussion	Recommended approval
July 21, 2020	City Council	Rezone to PD	Approved
September 2, 2020	Planning and Zoning Commission	Preliminary Plat	Extension Granted
September 16, 2020	Planning and Zoning Commission	Preliminary Plat	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 Request

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

Prepared by:  
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Assistant Planner