



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

Consider a request by Kimley-Horn on behalf of the property owners, HR 3200 LP and Landmark Land & Cattle, LLC, for a Final Plat of Landmark Phase 2 North. The approximately 184.877-acre site is generally located on the north side of Robson Ranch Road, approximately 1.07 miles west of I-35W in the City of Denton, Denton County, Texas. (FP26-0004, Landmark Phase 2 North, Cameron Robertson)

BACKGROUND

The purpose of this Final Plat is to facilitate the development of North end of Landmark Phase 2, which will consist of 312 single-family residential lots, five (5) Common Area/HOA lots, one (1) School lot, and 2 City Park lots. Phase 2 also includes the construction of a fire station lot which will serve this portion of the development and future phases of the overall development.

The subject property is presently vacant and zoned Master Planned Communities (MPC) – Residential 6 (R6)/ -Residential 7 (R7)/ -Mixed-Use Neighborhood (MN). Ordinance MPC19-0002c applies to the subject property and establishes the zoning standards for the entire Hunter Ranch MPC.

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

| | |
|---------------------------------------|-------------------|
| Date Application Filed: | February 16, 2026 |
| Withdrawal: | March 6, 2026 |
| Days in Review: | 18 Days |
| Resubmitted: | March 19, 2026 |
| Planning & Zoning Commission Meeting: | April 8, 2026 |
| Days in Review: | 20 Days |

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 a 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The requested extension could be granted to a date certain of April 29, 2026. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

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

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 April 29, 2026. 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 |
| November 19, 2025 | Planning and Zoning Commission | Extension Request (PP25-0004) | Approved |
| January 14, 2026 | Planning & Zoning Commission | Preliminary Plat (PP25-0004a) | 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
6. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Principal Planner