



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 11, 2025

SUBJECT

Consider a request by Kimley-Horn & Associates, on behalf of TCCI Churchill, LLC for a Preliminary Plat of Churchill East. The approximately 277-acre site is generally located 1,646 feet north of FM 2449 and west and south of T N Skiles Rd in the City of Denton Extraterritorial Jurisdiction Division 1, Denton County, Texas. (PP25-0002a, Churchill East, Ashley Ekstedt)

BACKGROUND

The purpose of this Preliminary Plat is to establish 780 residential lots, 27 common area lots, establish easements, and establish right-of-way. The subject property is situated within the City of Denton's Extraterritorial Jurisdiction Division 1. The subject property is intended to be developed in phases and is a part of the Ponder Farms Municipal Utility District (MUD). A Development Agreement was approved by City Council for the subject Churchill East Development which entails additional development standards, including but not limited to minimum lot sizes, setbacks, construction of side paths, gas well setbacks, and roadway standards. There are six currently active gas wells throughout the subject site. Five of the gas wells will be plugged before final platting. After plugging of the wells, an additional 121 lots will be final platting for a total of 901 residential lots.

Date Application Filed:	February 18, 2025
Withdrawn:	March 10, 2025
Days in Review:	20 Days
Resubmittal:	March 25, 2025
Planning & Zoning Commission Meeting:	April 23, 2025
Days in Review:	29 Days
Resubmittal:	April 22, 2025
Withdrawn:	May 1, 2025
Days in Review:	9 Days
Resubmittal:	May 13, 2025
Planning & Zoning Commission Meeting:	June 11, 2025
Days in Review:	29 Days

This application is being considered under (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699.

OPTIONS

1. Approve as submitted
2. Deny with reasons

RECOMMENDATION

Staff recommends approval of this Preliminary Plat as it does meet the established criteria for approval.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
November 19, 2024	City Council	Development Agreement for Churchill East and Ponder Farms Municipal Utility District	Approved
April 23, 2025	Planning & Zoning Commission	Preliminary Plat Extension Request	Extension Approved

PUBLIC OUTREACH

No public outreach is required for a Preliminary 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. Preliminary Plat
5. LLC Members List

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

Prepared by:
Ashley Ekstedt, AICP
Associate Planner