



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: October 9, 2024

SUBJECT

Consider a request by JPI Real Estate Acquisitions, LLC for a Final Plat of the Jefferson Bonnie Brae Addition. The 29.0364-acre site is generally located west of Bonnie Brae Road and approximately 150.19 feet south of Bronco Way in the City of Denton, Denton County, Texas. (FP24-0006f, Jefferson Bonnie Brae, Angie Manglaris)

BACKGROUND

The purpose of this Final Plat is to create one lot and dedicate associated easements and right-of-way for the development of multifamily residential. The subject property is zoned Mixed-Use Neighborhood (MN).

This Final Plat was approved by the Planning and Zoning Commission on May 15, 2024. Since the time of approval, the City has acquired right-of-way along Bonnie Brae Street. This right-of-way was initially shown on the Final Plat as “future right-of-way” (See Exhibit 4). The Bonnie Brae Street right-of-way acquisition occurred prior to filing the Final Plat at the County. The applicant desires to update the Final Plat to reflect current site conditions and the acquisition of right-of-way along Bonnie Brae before the plat is recorded, and has updated the plat accordingly (see Exhibit 5).

Date Application Filed: September 18, 2024
Planning & Zoning Commission Meeting: October 9, 2024
Days in Review: 20 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009.

OPTIONS

1. Approve as submitted
2. Deny with reasons

RECOMMENDATION

Staff recommends approval of this plat as it meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
1965	City Council	Annexation	Approved

1969	City Council	Citywide rezoning to Agricultural	Approved
2002	City Council	Citywide rezoning from Agriculture to Neighborhood Residential Mixed Use (NRMU)	Approved
October 1, 2019	City Council	Citywide Rezoning from NRMU to Mixed-Used Neighborhood (MN)	Approved
February 28, 2024	Planning and Zoning Commission	Final Plat 30-day Extension Request	Approved
March 20, 2024	Planning and Zoning Commission	Final Plat 30-day Extension Request	Approved
April 10, 2024	Planning and Zoning Commission	Final Plat 30-day Extension Request	Approved
April 24, 2024	Planning and Zoning Commission	Final Plat 30-day Extension Request	Approved
May 15, 2024	Planning and Zoning Commission	Final Plat	Approved

PUBLIC OUTREACH

No public outreach is required for final 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. Final Plat as Approved May 15, 2024
5. Revised Final Plat
6. LLC Members List

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

Prepared by:
Angie Manglaris, AICP
Development Review Manager