



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 13, 2024

SUBJECT

Consider a request by Ofi-Chito, on behalf of Goel Ventures LLC, for approval of a Final Replat of Brier Cliff Center Lot 1R, Block A. The approximately 1.591-acre tract is generally located at the southwest corner of I-35E Service Road and State School Road in the City of Denton, Denton County, Texas. (FP24-0037, McDonald's, Matt Bodine)

BACKGROUND

The purpose of the Final Replat is to create a lot of record by combining a previously platted lot with several unplatted residue tracts of land and abandon a few easements. The property is zoned Mixed-Use Regional (MR) and takes access from I-35E Service Road and Regal Road. Approval of the Final Replat would allow for the development of a restaurant.

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

Date Application Filed:	September 10, 2024
Withdrawn:	September 30, 2024
Days in Review	20 days
Resubmitted:	October 15, 2024
Planning & Zoning Commission Meeting:	November 13, 2024
Days in Review	29 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.

OPTIONS

1. Approve as submitted
2. Approve with conditions
3. Deny with reasons

RECOMMENDATION

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

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

No prior action by City Council, a Board, or a Commission of the City of Denton.

PUBLIC OUTREACH

No public outreach is required for a Final Replat.

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 Replat
5. LLC Members List

Respectfully submitted:

Tina Firgens, AICP

Deputy Director of Development Services/Planning Director

Prepared by:

Matt Bodine

Assistant Planner