

Wyatt, Julie

From: Jacks, Preston <Preston.Jacks@kimley-horn.com>
Sent: Friday, July 29, 2022 10:39 AM
To: Hurst, Rhonda; Wyatt, Julie
Cc: Ploetzner, Jamie; '97 Land Company (aimee@97landcompany.com)'; Gaby Lollar; Brandon Hancock; Reynolds, Michelle; Garcia, Christian A; Whitaker, Candy; Zamudio, Andres; Lewis, Laurie
Subject: RE: FP22-0024 - Lang Railyard- 325 Units - 618 E. Sycamore St.

This message has originated from an **External Source**. Please be cautious regarding links and attachments.

Rhonda and Julie,

Thanks for passing along the comments. We would like to request a 30-day extension for the FP.

Thank you,

Preston Jacks, EIT

Kimley-Horn | 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240
Direct: 214 234 9790 | Mobile: 903 315 7543

From: Hurst, Rhonda <Rhonda.Hurst@cityofdenton.com>
Sent: Thursday, July 28, 2022 5:44 PM
To: '97 Land Company (aimee@97landcompany.com)' <aimee@97landcompany.com>; Gaby Lollar <GLollar@jhparch.com>; Brandon Hancock <Brandon@lang-partners.com>; Flaherty, Caitlin <caitlin.flaherty@kimley-horn.com>; Mattke, Mack <Mack.Mattke@kimley-horn.com>; Braswell, Trey <trey.braswell@kimley-horn.com>
Cc: Reynolds, Michelle <Michelle.Reynolds@cityofdenton.com>; Garcia, Christian A <Christian.Garcia@cityofdenton.com>; Whitaker, Candy <Candy.Whitaker@cityofdenton.com>; Zamudio, Andres <Andres.Zamudio@cityofdenton.com>; Lewis, Laurie <Laurie.Lewis@cityofdenton.com>; Wyatt, Julie <Julie.Wyatt@cityofdenton.com>
Subject: FP22-0024 - Lang Railyard- 325 Units - 618 E. Sycamore St.

Good Afternoon,

Please note that there are outstanding comments that need to be addressed for the 1st Review comments from the Development Assistance Team (DAT) for your Final Plat Application for FP22-0024 - Lang Railyard- 325 Units - 618 E. Sycamore St. I've attached the engineering memo and 1st DAT Review comments for your convenience. Comments are available to view and download from eTRAKiT. The attachments include:

- FP22-0024 - 1st Review Comments
- FP22-0024 - 1st Submittal Final Plat_1_Planning comments
- FP22-0024 1st ENG Review
- Letter of Fee Determination FP22-0024 Lang Railyard MF

Due to the nature of these comments, staff will be making a recommendation for denial to the P&Z at the August 10th meeting. In accordance with Chapter 212 of the Texas Local Government Code, Section 212.009, you as the applicant, may pursue the following consideration:

(b-2) Notwithstanding Subsection (a) or (b), the parties may extend the 30-day period described by those subsections for a period not to exceed 30 days if:

- (1) the applicant requests the extension in writing to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable; and
- (2) the municipal authority or governing body, as applicable, approves the extension request.

The above consideration only applies to you as the applicant, and the City of Denton has no authority to request that you pursue an extension request. Requests for a 30-day extension to your Final Replat application review period must be submitted in writing by August 1st to your assigned planner, Julie Wyatt.

An email reply confirming that you received these comments is greatly appreciated.

Rhonda Hurst, CFM | Development Project Facilitator
Department of Development Services
Office: (940) 349-7783 | Fax: (940) 349-7208
401 N. Elm Street, Denton, TX 76201 **(Note: We have moved.)**
www.cityofdenton.com

**Effective June 1, 2022, all project applications must be applied for by 3:00 PM on Tuesdays following the project submittal schedule. If you experience any issues during the submittal process, please contact Planning Technicians at (940)349-7716 or PlanningTechnicians@cityofdenton.com.



Your feedback is valuable in helping our service. Please take a few minutes to fill out a brief survey to let us know how we can continue to improve the City's Development Process [here](#).