



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

IDCM: David Gaines

DATE: August 10, 2022

SUBJECT

Consider a request by LJA Engineering, Inc., on behalf of The Cole Ranch Company, LP, for a Preliminary Plat of the Cole Ranch, Phase 1 Addition. The 720.141-acre site is generally located south of Tom Cole Road, approximately 3,700 feet east of C. Wolfe Road, north of FM 2449, and west of Underwood Road in the City of Denton, Denton County, Texas. (PP21-0034, Cole Ranch, Phase 1 Addition, Angie Manglaris).

BACKGROUND

The purpose of this Preliminary Plat is to establish 613 single-family lots, 48 townhome lots, 1 multifamily lot, 7 mixed-use regional lots, and 2 light industrial lots. Right-of-way and easements are also being dedicated. The subject property is zoned Cole Ranch Master Planned Community (MPC19-0001b).

This Preliminary Plat includes the pad site for the Cole Trusts 576 A 23 gas well. Until such time the well is plugged in accordance with the standards of Ordinance MPC19-0001b Section 6.3.2D.4, the well is considered to be active and the setbacks in Section 6.2.2 apply. The 500' reverse setbacks include a portion of Block 2 and Blocks 63-71 of this Preliminary Plat.

While the owner has indicated that the Cole Trusts 576 gas well is intended to be plugged by early-to-mid 2024, until the well has been plugged per state and local standards, lots within the 500' reverse setback shall not be platted in accordance with MPC19-0001b 6.2.2C. After the Cole Trusts 576 A 23 well is plugged and abandoned, as evidenced by approved Texas Railroad Commission documents and as required by MPC19-0001b, the owner may Final Plat 88 lots that are compliant with applicable zoning regulations as required by MPC19-0001b. These individual lots are not reflected on the Preliminary Plat, but have been reviewed by City Staff in order for the street, drainage, and utility layout to be designed to ensure continuity with the remainder of Phase 1. Note 13 on the Preliminary Plat addresses the intent to later include the 88 residential lots within Block 2 and Blocks 63-71.

Date Application Filed	December 28, 2021
Planning & Zoning Commission Meeting	January 26, 2022
Days in Review	29 Days
Date Extension Granted	January 26, 2022
Application Withdrawn	February 10, 2022
Days in Review	15 Days
Date Application Filed	March 29, 2022
Application Withdrawn	April 20, 2022
Days in Review	22 Days
Date Application Filed	July 12, 2022
Planning & Zoning Commission Meeting	August 10, 2022

Days in Review

29 Days

This application is being considered under TX LGC 212.009.

OPTIONS

1. Approve as submitted
2. Deny with reasons

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for denial.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
February 5, 2008	City Council	Ordinance No. 2008-030 establishing Cole Ranch MPC	Approved
February 27, 2020	Planning & Zoning Commission	Major Amendment to the Cole Ranch MPC	Recommended Approval
April 7, 2020	City Council	Major Amendment to the Cole Ranch MPC	Approved

PUBLIC OUTREACH

No public outreach is required for preliminary 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. Preliminary Plat

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

Prepared by:
Angie Manglaris, AICP
Senior Planner