



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: David Gaines

DATE: August 10, 2022

SUBJECT

Consider a request by Kimley-Horn & Associates, on behalf of Wise Asset #1 LTD, for approval of a Preliminary Plat of Legends Ranch. The 542.627-acre site is generally located just north of West University Drive and south of Jackson Road just east of Nail Road in the City of Denton's ETJ Division 1, Denton County, Texas. (PP22-0017, Legends Ranch, Mia Hines).

BACKGROUND

The purpose of this Preliminary Plat is to facilitate the development of a new residential subdivision to include 1,518 single-family residential lots, one amenity center lot, one multi-family lot, and 48 lots to be owned and maintained by the Legends Ranch HOA. The property is located within the Legends Ranch Municipal Utility District (MUD), and the development proposes five phases for the construction of the single-family residential lots.

Although Preliminary Plats are not typically allowed within the ETJ, as part of the City Council's consent to the creation of the MUD, a development agreement was entered into that included provisions allowing for the MUD developers to submit a preliminary plat to phase the development.

Date Application Filed:	July 12, 2022
Planning & Zoning Commission Meeting:	August 10, 2022
Days in Review:	30 Days

This application is being considered under TX LGC 212.009.

The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (Exhibit 5). In accordance with Texas Local Government Code Section 212.009 the extension cannot exceed 30 days and could be granted to a date certain of August 24, 2022.

OPTIONS

1. Approve requested extension
2. Approve as submitted
3. Deny with reasons

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval; however, Staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of August 24, 2022. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
June 28, 2022	City Council	Legends Ranch MUD consent and development agreement	Approved

PUBLIC OUTREACH

No public outreach is required for this application.

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. Requested Extension

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

Prepared by:
Mia Hines
Associate Planner