



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: March 29, 2023

SUBJECT

Consider a request by Peter Christensen of Weir and Associates, on behalf of Haven at Denton, LLC, for a Preliminary Plat of Cottages at Denton Addition, Lot 1, Block 1. The approximately 1.8-acre site is generally located on the east side of Johnson Street, approximately 130 feet south of Collins Street, in the City of Denton, Denton County, Texas. (PP23-0007, Cottages at Denton, Ashley Ekstedt).

BACKGROUND

The purpose of this Preliminary Plat is to establish one multifamily lot, dedicate right-of-way, and dedicate easements. The subject property is intended to be developed in one phase and is zoned Mixed-Use Neighborhood (MN).

The full analysis of the criteria for approval is provided in Exhibit 2.

Date Application Filed:	February 28, 2023
Planning & Zoning Commission Meeting:	March 29, 2023
Days in Review:	29 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 April 26, 2023.

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 April 26, 2023. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

There has been no prior action related to this request.

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
5. Extension Request
6. LLC Members List

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

Prepared by:
Ashley Ekstedt
Assistant Planner