



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** March 29, 2023

### **SUBJECT**

Consider a request by LJA Engineering, Inc. for approval of a Final Replat of Glenwood Meadows Phase II. The 10.285-acre site is generally located at the southwest intersection of Ridgheurst Lane and Bonnie Brae Street in the City of Denton, Denton County, Texas. (FR23-0003, Glenwood Meadows Phase II, Angie Manglaris).

### **BACKGROUND**

The purpose of this Final Replat is to Replat Lot 1X, Block G of Glenwood Meadows to create a second phase of the development. The proposed replat would create 42 residential lots and 2 open space lots on 10.285 acres. The lot was originally platted as Lot 1X, Block G of Glenwood Meadows and shown as an open space lot on the approved Final Plat (FP20-0022.) At the time of Final Plat, two active gas wells were located along the western portion of the lot, and no residential lots could be platted within the 250-foot reverse gas well setback. The gas wells have since been plugged, allowing for additional residential lots to be created.

The subject property is zoned Planned-Development R6 (PD-R6) District. The Planned Development designation for this property was a transition from the previous Neighborhood Residential 6 zoning with overlay restrictions that limit the use of the subject property and surrounding acreage to only single-family detached dwellings at a maximum density of 2.29 units per acre.

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

### **RECOMMENDATION**

Staff recommends denial of this Final Replat as it fails to meet the established criteria for approval. However, staff has no objection to the requested one-time 30-day extension to a date certain of April 26, 2023. See Exhibit 2 for detailed reasons for the recommendation.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
February 20, 2001	City Council	Annexation of subject site	Approved
February 20, 2001	City Council	Initial zoning designation of Agricultural (A)	Approved
February 2002	City Council	Rezoned to NR-2 in citywide rezoning	Approved
August 24, 2005	Planning and Zoning Commission	Rezone from NR-2 to NR-6 with overlay restricting use and density.	Recommended Approval
September 20, 2005	City Council	Rezone from NR-2 to NR-6 with overlay restricting use and density.	Approved
October 20, 2005	City Council	Request for Alternative Development Plan for an Environmentally Sensitive Area to reclaim 12.23 acres of undeveloped floodplain.	Approved
October 2019	City Council	Zoning transition from NR-6 to PD-R6.	Approved
January 22, 2020	Planning and Zoning Commission	Preliminary Plat	Approved
October 7, 2020	Planning and Zoning Commission	Final Plat	Approved

**PUBLIC OUTREACH**

Public outreach is not required for Final Replats.

**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. Request for Extension

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

Prepared by:  
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Senior Planner