



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 2500 Panhandle LLC, for a Final Plat for Lots 1R3, 1R4, and 1R5, Block C, of Rayzor Ranch East. The approximately 2.907-acre site is generally located at the southwest corner of the intersection of Linden Drive and North Bonnie Brae Street, in the City of Denton, Denton County, Texas. (MP22-0032b, Rayzor Ranch East, Mia Hines).

BACKGROUND

The purpose of this Minor Plat is to subdivide the existing Lot 1R, Block C of Rayzor Ranch East into three lots for the development of three medical office facilities. The subject property located at the southwest corner of Linden Drive and North Bonnie Brae Street and was recently rezoned from the Rayzor Ranch Overlay (RRO) District to the Mixed-Use Neighborhood (MN) District. As of the time of this report, the proposed minor plat does not meet the established criteria.

Minor Plat's are a type of administratively approved plat; however, Section 2.6.2C.3.b of the DDC specifies that the Director shall refer any administratively approved plat to the P&Z if the plat is recommended for denial.

Date Application Filed:	October 18, 2022
Days in Review:	29 Days
Date Extension Approved:	November 16, 2022
Days in Review:	21 Days
Date Application Withdrawn:	December 7, 2022
Date Application Resubmitted:	December 27, 2022
Days in Review:	21 Days
Date Application Withdrawn:	January 17, 2023
Date Application Resubmitted:	February 28, 2023
Planning & Zoning Commission:	March 29, 2023
Days in Review:	29 Days

This application is being considered under TX LGC 212.0065 and 212.009.

The applicant has been granted a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review. In accordance with the Texas Local Government Code Section 212.009, the extension could not exceed 30 day and was granted to a date certain of December 14, 2022. The Texas Local Government Code does not allow for the granting of a second extension.

OPTIONS

1. Approve as submitted.
2. Deny with reasons.

RECOMMENDATION

Staff recommends denial of this minor plat as it does not meet the established criteria. See Planning Staff Analysis (Exhibit 2) for additional details.

PUBLIC OUTREACH:

Public outreach is not required for a Minor Plat.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
July 25, 2018	Planning & Zoning Commission	Preliminary Plat (PP18-0006)	Approved
January 23, 2019	Planning & Zoning Commission	Final Plat (FP18-0025a)	Approved
August 8, 2022	Planning & Zoning Commission	Rezone RRO to MN (Z21-0019)	Recommend Approval
August 10, 2022	Planning & Zoning Commission	Final Replat (Extension Request)	Extension Approved
August 24, 2022	Planning & Zoning Commission	Final Replat (FR22-0007)	Approved
September 20, 2022	City Council	Rezone RRO to MN (Z21-0019)	Approved

DEVELOPER ENGAGEMENT

No developer contact and/or meeting disclosures have been provided to staff as of the issuance of this report.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Minor Plat

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

Prepared by:
Mia Hines
Associate Planner