



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 20, 2024

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. (PE24-0001, Cole Ranch Phase 1 Preliminary Plat Extension, Angie Manglaris).

BACKGROUND

The subject property is zoned Cole Ranch Master Planned Community (MPC19-0001b). A preliminary plat for the 720.141-acre site containing 613 single-family lots, 48 townhome lots, 1 multifamily lot, 7 mixed-use regional lots, and 2 light industrial lots was approved by the Planning and Zoning Commission on August 10, 2022 (PP21-0034). The preliminary plat also reflected intended alignments for right-of-way and easements necessary for the development of Cole Ranch, Phase 1 Addition.

Per MCP19-0001b, Section 2.6.3C.6a, a preliminary plat will become null and void 24 months from the date of approval by the Planning and Zoning Commission unless a final plat is filed and approved for all or part of the preliminary plat within that time or within the time provided by a phasing scheduled approved for the preliminary plat. In accordance with the timing stipulation dictated by MPC19-0001b, Preliminary Plat for Cole Ranch Phase 1 is set to expire on August 10, 2024.

Since the approval of the Preliminary Plat, the applicant has conducted ongoing coordination with the City to finalize infrastructure design components as well coordinate with TxDOT regarding the future right-of-way alignment for Loop 288 within the project area. The applicant anticipates submitting the Civil Engineering Plans and the Final Plat for Phase 1A in Summer 2024 and has requested this extension to ensure that the Preliminary Plat does not expire prior to the submittal and approval of the Final Plat.

In accordance with MPC19-0001b 2.6.3C.6c and 2.4.8D, the applicant submitted a request for an extension of the Preliminary Plat on February 16, 2024. The Planning and Zoning Commission may approve an extension of up to one year. The one-year extension is calculated from the date of initial approval, and the Preliminary Plat would be extended to August 10, 2025.

A full Staff Analysis of the request is provided in Exhibit 2.

OPTIONS

1. Approve as submitted.
2. Approve with conditions.

3. Deny.

RECOMMENDATION

Staff recommends approval of the requested one-year extension, as the applicant has continued to make progress toward project completion since the original preliminary plat approval.

PUBLIC OUTREACH

Public notification is not required for a plat extension request.

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
August 10, 2022	Planning and Zoning Commission	Cole Ranch, Phase 1 Addition, Preliminary Plat	Approved

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Applicant Narrative
5. Approved Preliminary Plat

Respectfully submitted:

Tina Firgens, AICP

Deputy Director of Development Services/Planning Director

Prepared by:

Angie Manglaris, AICP

Development Review Manager