

# Planning Staff Analysis

PE24-0001 / Cole Ranch Phase 1

City Council District #4

Planning & Zoning Commission

**REQUEST:**

Preliminary Plat Extension for an approximately 720.141-acre site 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.

**APPLICANT:**

Brighton Yau LJA Engineering, Inc., on behalf of The Cole Ranch Company, LP

**RECOMMENDATION:**

Staff recommends approval because the requested Preliminary Plat extension meets the established approval criteria, as shown in the following table:

## Preliminary Plat Extension Approval Review Criteria

Preliminary Plat Extension Review Applicability Criteria (MPC19-0001b Section 2.6.3C.6c)	Applicability		
	Met	Not Met	N/A
<p><b>a. The request must be considered by the Planning and Zoning Commission before the preliminary plat or phase expires and must document the reasons for the extension.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>The request was submitted prior to the expiration date. The applicant's narrative (Exhibit 4) addresses the reasons for the extension request.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>b. In determining whether to grant a request, the Planning and Zoning Commission shall take into account:</b></p> <ol style="list-style-type: none"> <li>1. The reasons for the requested extension;</li> <li>2. The ability of the applicant to comply with any conditions attached to the original approval;</li> <li>3. Whether the extension is likely to result in timely completion of the project; and</li> <li>4. The extent to which any newly adopted regulations should be applied to the proposed development.</li> </ol> <p><b>Findings:</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Preliminary Plat Extension Review Applicability Criteria (MPC19-0001b Section 2.6.3C.6c)		Applicability		
		Met	Not Met	N/A
	<ol style="list-style-type: none"> <li>1. The applicant’s narrative (Exhibit 4) addresses the reasons for the extension request, including ongoing coordination with TXDOT and the City regarding right-of-way alignment and other infrastructure needs.</li> <li>2. There were no conditions associated with the original Preliminary Plat approval.</li> <li>3. According to the applicant, if the extension is approved, the Final Plat would be submitted in the Summer of 2024 with anticipated approval in 2025.</li> <li>4. The Preliminary Plat was submitted under the Cole Ranch Master Planned Community (MPC19-0001b) and must comply with all regulations, including lot dimensional standards, tree preservation, and landscaping. The City’s engineering design standards will be applied to the project during the CEP review process.</li> </ol>			
	<p><b>c. In granting an extension, the Planning and Zoning Commission may impose such conditions as are needed to assure that the land will be developed in a timely fashion and that the public interest is served, including compliance with one or more new adopted development standards.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>The applicant has demonstrated an intent to move the development forward in a timely fashion, but the Planning and Zoning Commission may impose any conditions that it believes are needed.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>