

February 16, 2024

Planning & Zoning Commission
City of Denton
Attn: Angie Manglaris & Scott McDonald
401 N. Elm Street
Denton, Texas 76201

Re: Cole Ranch Preliminary Plat, PP21-0034

Dear Sir & Madam,

On behalf of the Cole Ranch District, we would like to request a 1-year extension to the Cole Ranch Preliminary Plat (PP21-0034) in accordance with sections 2.4.8.D and 2.6.3.C.6.c.i of the Denton Development Code and Cole Ranch MPC19-0001b. This preliminary plat was approved on August 10, 2022 and will expire on August 10, 2024.

Since the approval of the Cole Ranch Preliminary Plat, there has been ongoing coordination with City of Denton staff regarding multiple planning and engineering design components of the Cole Ranch Phase 1 infrastructure. Adjustments have been made to the street layout due to ongoing discussions with TxDOT and City transportation engineering staff regarding Loop 288 right-of-way, perimeter road improvements, and internal street section details. Additionally, there have been multiple reviews and meetings to finalize the alignments and oversizing of the offsite utilities necessary to support the Phase 1 development.

The Cole Ranch District plans to submit offsite utility construction plans, Phase 1 construction plans, and a final plat before the preliminary plat's current expiration. However, due to the number and size of these projects however, approval is not anticipated until 2025.

If you have any questions, please contact Brighton Yau at 214-451-0873 or via email at byau@lja.com. You may also contact Ocie Vest at 214-534-9736 or via email at ovest@southridgepark.com.

Sincerely,



Brighton Yau, PE
Assistant Project Manager

c.c. Ocie Vest, Southridge Park, LLC
Jennifer Alexander, The Cole Ranch Company, LP