



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 B&T Group for approval of a Final Plat of Lot 1, Block 1 Bowling Addition. The approximately 7.024-acre tract is generally located on the north side of FM 2153, approximately 1,100 feet east of FM 2164 in the City of Denton Extraterritorial Jurisdiction Division 1, Denton County, Texas. (FP24-0005a, Bowling – Cell Tower, Matt Bodine)

BACKGROUND

The purpose of the Final Plat is to establish the easements and boundaries for one lot from an unplatted tract of land with a portion of the tract currently leased for a cell tower.

Although the City's zoning authority does not extend to the Extraterritorial Jurisdiction (ETJ), development activity in the City of Denton's ETJ Division 1 is subject to the 2019 DDC Subchapter 8: Subdivisions requirements. The City of Denton does have authority over the placement, construction, and modification of cellular telephone facilities and other personal wireless telecommunication service facilities under the federal Telecommunications Act of 1996, but only within city limits. Therefore, no review of the cell tower itself will go through the City of Denton, and any required building permits would be issued through Denton County.

A full analysis of the criteria for approval is provided as Exhibit 2.

Date Application Filed:	January 30, 2024
Planning and Zoning Meeting:	February 28, 2024
Days in Review:	29 Days
Extension Approved:	February 28, 2024
Planning and Zoning Meeting:	March 20, 2024
Days in Review:	21 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699.

OPTIONS

1. Approve as submitted
2. Approve subject to conditions
3. Deny with reasons

RECOMMENDATION

Staff recommends approval of this plat as it meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
February 28, 2024	Planning and Zoning Commission	Final Plat 30-day Extension Request	Approved

PUBLIC OUTREACH

No public outreach is required for a Final Plat.

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 Plat

Respectfully submitted:

Tina Firgens, AICP

Deputy Director of Development Services/Planning Director

Prepared by:

Matt Bodine

Assistant Planner