



# 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