



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 Robson Denton Development, L.P. for a Final Plat of the Robson Ranch Unit 28-2. The 11-acre site is generally located north of the Basanite Avenue terminus and west of the Blue Granite Drive terminus, in the City of Denton, Denton County, Texas. (FP24-0003a, Robson Ranch Unit 28-2, Julie Wyatt)

BACKGROUND

The purpose of the Final Plat is to create 40 residential lots, two common/open space lots, and one private street lot from a previously un-platted tract of land. The common lots and private street will be owned and maintained by the homeowner's association and will not be dedicated to the City. The property is located within the Planned Development 173 (PD-173) District, Robson Ranch, and must conform to the regulations set forth in the approved planned development, including use, minimum lot size, and setbacks. The proposed plat meets all PD-173 District requirements and is consistent with the approved Preliminary Plat (PP23-0016).

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

Date application filed:	January 16, 2024
Plat withdrawn	February 1, 2024
Application resubmitted	February 22, 2024
Planning and Zoning Meeting:	March 20, 2024
Days in review:	27 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. No extensions have been granted for this application.

OPTIONS

1. Approve as submitted
3. Deny with reasons

RECOMMENDATION

Staff recommends approval of this plat as 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
August 3, 1999	City Council	Planned Development Concept Plan	Approval (Ordinance 99-265)
August 2, 2011	City Council	Planned Development Detailed Plan	Approval (Ordinance 2011-124)
July 19, 2023	Planning and Zoning Commission	Preliminary Plat (PP23-0016)	Extension Approved
August 23, 2023	Planning and Zoning Commission	Preliminary Plat (PP23-0016)	Approved

PUBLIC OUTREACH

No public outreach is required for final plats.

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:
Julie Wyatt, AICP
Principal Planner