



# 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:** April 24, 2024

### **SUBJECT**

Consider a request by JPI Real Estate Acquisitions, LLC for a Final Plat of the Jefferson Bonnie Brae Addition. The 31.51-acre site is generally located west of Bonnie Brae Road and approximately 150.19 feet south of Bronco Way in the City of Denton, Denton County, Texas. (FP24-0006d, Jefferson Bonnie Brae, Angie Manglaris).

### **BACKGROUND**

The purpose of this Final Plat is to create one lot and dedicate associated easements and right-of-way for the development of multifamily residential. The subject property is zoned Mixed-Use Neighborhood (MN).

Date Application Filed:	January 30, 2024
Planning & Zoning Commission Meeting:	February 28, 2024
Days in Review:	29 Days
Date Application Filed:	February 29, 2024
Planning & Zoning Commission Meeting:	March 20, 2024
Days in Review:	20 Days
Date Application Filed:	March 19, 2024
Planning and Zoning Commission Meeting:	April 10, 2024
Days in Review:	22 Days
Date Extension Granted:	April 10, 2024
Planning and Zoning Commission Meeting:	April 24, 2024
Days in review:	14 Days

This is the **fourth extension request** for this item.

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. The applicant has requested an additional 30-day extension to allow for time to work through staff's comments on the plat and allow for additional review (Exhibit 5). Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary.

### **OPTIONS**

1. Approve as submitted
2. Approve 4th Extension Request
3. Deny with reasons

### **RECOMMENDATION**

Staff recommends denial of this plat as it does not meet the established criteria for approval; however, staff has no objection to the requested extension (Exhibit 5) which could be granted to a date certain of May 15, 2024. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
1965	City Council	Annexation	Approved
1969	City Council	Citywide rezoning to Agricultural	Approved
2002	City Council	Citywide rezoning from Agriculture to Neighborhood Residential Mixed Use (NRMU)	Approved
October 1, 2019	City Council	Citywide Rezoning from NRMU to Mixed-Used Neighborhood (MN)	Approved
February 28, 2024	Planning and Zoning Commission	Final Plat 30-day Extension Request	Approved
March 20, 2024	Planning and Zoning Commission	Final Plat 30-day Extension Request	Approved
April 10, 2024	Planning and Zoning Commission	Final Plat 30-day Extension Request	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
5. Request for Extension
6. LLC Members List

Respectfully submitted:  
Tina Firgens, AICP  
Deputy Director of Development Services/  
Planning Director

Prepared by:  
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Development Review Manager