



# 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 Rob Myers with Kimley-Horn on behalf of MRLP Bick Property LLC for a Final Plat of the Mayhill Multifamily Addition. The 23.9-acre site is generally located on the west side of North Mayhill Road, approximately 250 feet north of Russell Newman Boulevard in the City of Denton, Denton County, Texas. (FP24-0010, Mayhill Multifamily, Julie Wyatt)

### **BACKGROUND**

The purpose of the Final Plat is to create one lot with right-of-way dedication and required easements for a multifamily development. In order to develop the proposed multifamily use, three applications were submitted and approved in 2023: Comprehensive Plan Amendment (CA23-0001), rezoning request from Light Industrial (LI) to Residential 7 (R7) District (Z23-0006), and Specific Use Permit (S23-0003). The proposed plat is consistent with the current R7 District zoning and approved Specific Use Permit, which included a site plan showing the general layout of the buildings and access for the development.

It should be noted that the applicant has opted to omit the Preliminary Plat step in accordance with Denton Development Code 2.6.3B.1.

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

Date application filed:	March 26, 2024
Planning and Zoning Meeting:	April 24 2024
Days in review:	29 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. Since this plat application was submitted after September 1, 2023 the changes to LGC Chapter 212 are applicable. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (Exhibit 6). In accordance with TX LGC Section 212.009 the extension cannot exceed 30 days and could be granted to a date certain of May 15, 2024. 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 1<sup>st</sup> Extension
2. Approve as submitted
3. Deny with reasons

## **RECOMMENDATION**

Staff recommends denial of this plat as does not meet the established criteria for approval. However, staff has no objection to the requested 30-day extension to a date certain of May 15, 2024. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

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

Date	Council, Board, Commission	Request	Action
2002	City Council	Citywide rezoning from Agriculture District to Employment Center Industrial (EC-I) District	Approved
2019	City Council	Zoning Transition from EC-I District to Light Industrial (LI) District	Approved
August 9, 2023	Planning and Zoning Commission	Comprehensive Plan Amendment (CA23-0001)	Recommended Approval
August 9, 2023	Planning and Zoning Commission	Rezoning from LI District to R7 District (Z23-0006)	Recommended Approval
August 9, 2023	Planning and Zoning Commission	Specific Use Permit for multifamily dwellings (S23-0003)	Recommended Approval
August 15, 2023	City Council	Comprehensive Plan Amendment (CA23-0001), Rezoning (Z23-0006), SUP (S23-0003)	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. LLC Members List
5. Final Plat
6. 1<sup>st</sup> Extension Request

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

Planning Director

Prepared by:  
Julie Wyatt, AICP  
Principal Planner