



# 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 Kimley-Horn, on behalf of HR 3200, LP, for approval of a Preliminary Plat of Hunter Ranch Phase 1 Amenity Center. The approximately 7.967-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (PP24-0002a, Hunter Ranch Phase 1 Amenity Center, Cameron Robertson).

### **BACKGROUND**

The purpose of this Preliminary Plat is to establish an amenity center for Hunter Ranch Phase 1. This phase also includes the construction of approximately 747 single family lots and 36 HOA lots on 239.514 acres.

The subject property is presently vacant and zoned Master Planned Communities (MPC) - Mixed-Use Neighborhood (MN). As part of the MPC, a Preliminary Plat is required prior to the review and approval of a Final Plat.

|                                       |                |
|---------------------------------------|----------------|
| Date Application Filed:               | March 12, 2024 |
| Planning & Zoning Commission Meeting: | April 10, 2024 |
| Days in Review:                       | 29 Days        |
| Extension Approved:                   | April 10, 2024 |
| Resubmittal Date:                     | April 11, 2024 |
| Planning & Zoning Commission Meeting: | April 24, 2024 |
| Days in Review:                       | 13 Days        |

This application is being considered under TX LGC 212.009.

### **OPTIONS**

1. Approve as submitted
2. Deny with reasons

### **RECOMMENDATION**

Staff recommends approval of this plat as it does meet 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   |
|---------------|----------------------------|---------------------------------------|----------|
| April 7, 2020 | City Council               | Approval of Ordinance No. MPC19-0002c | Approved |

|                |                                   |                                 |                    |
|----------------|-----------------------------------|---------------------------------|--------------------|
| April 10, 2024 | Planning and Zoning<br>Commission | Preliminary Plat<br>(PP24-0002) | Extension Approved |
|----------------|-----------------------------------|---------------------------------|--------------------|

**PUBLIC OUTREACH**

No public outreach is required for preliminary 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. Preliminary Plat

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

Prepared by:  
Cameron Robertson, AICP  
Historic Preservation Officer/  
Principal Planner